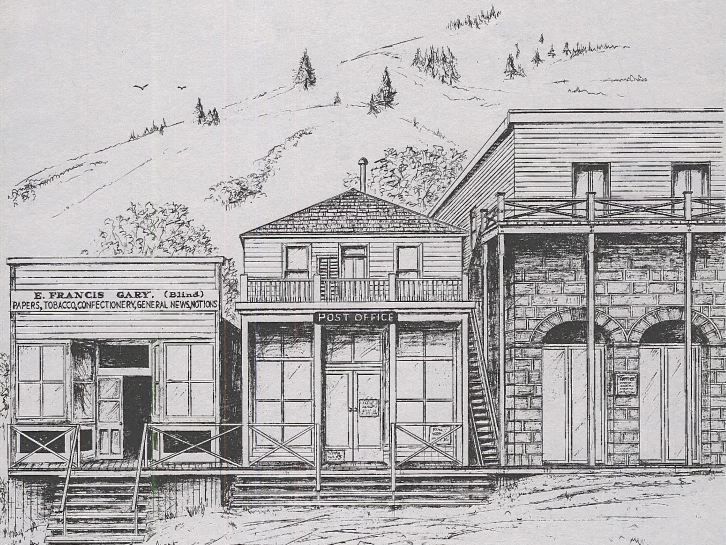




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SILVER CITY

DRAFT ENVIRONMENTAL
IMPACT STATEMENT

1890's



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DEPARTMENT OF THE INTERIOR

DRAFT
ENVIRONMENTAL STATEMENT

SILVER CITY, IDAHO

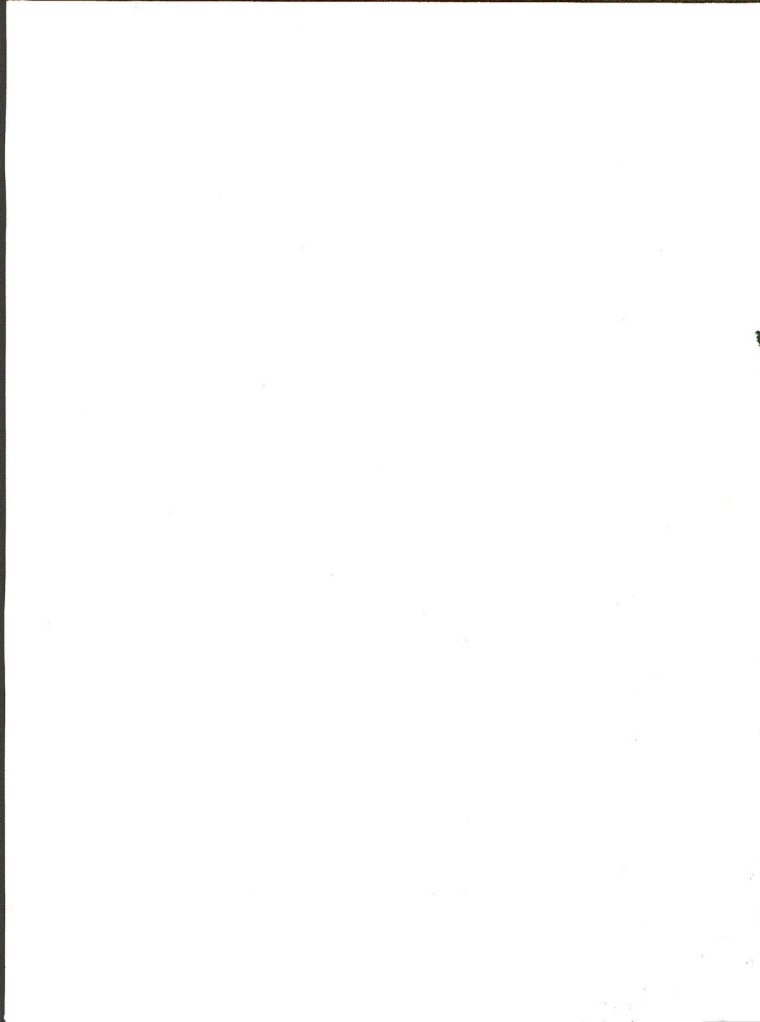
Prepared by

DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT
IDAHO STATE OFFICE



State Director, Idaho State Office

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SUMMARY

(X) Draft () Final Environmental Statement

Department of the Interior
Bureau of Land Management
Idaho State Office

1. Type of Action: (X) Administrative () Legislative

2. Brief Description of Action: The Bureau of Land Management proposes to lease 5.5 acres of public lands within the regionally recognized historic site of Silver City, Idaho. Leases would be issued to the existing building owners to authorize their existing occupancy and use of public lands. The leases would contain stipulations (1) to preserve and protect historic and archaeological resources, (2) to protect the natural resources, and (3) to protect public health and safety.

3. Summary of Environmental Impacts and Adverse Environmental Effects: The proposed lease would help protect the historic buildings from historically inaccurate alterations. Impacts to the archaeological resource would be lessened on the 5.5 acres by controlling or reducing both artifact and bottle collecting and excavation in connection with occupancy and removal of ruins. There would be no impact to mining nor any change in grazing activities. Compliance with the lease would require a short-term increase in maintenance and construction activities. Localized soil, vegetation, and wildlife disturbance would occur. Long-term impacts to grazing, vegetation, soils, and wildlife and fishery would be negligible.

Although the proposed lease authorizes the building owners to occupy public land, the building owners may not feel secure with the lease. Public health and safety would improve from the correction of deficiencies in the sewage disposal and water systems.

4. Alternatives Considered: (1) no action; (2) sale of public land to building owners; (3) sale of public land to nonprofit organizations; (4) lease of public land to nonprofit organizations; (5) total federal acquisition of all buildings and lease to seller; (6) federal acquisition of four historic buildings and lease public land to remaining building owners; (7) special legislative alternative, trustee townsite.

5. Comments Have Been Requested From The Following: Attached is a list of federal, state and nongovernmental agencies with jurisdiction and expertise which would receive copies of the draft statement.

6. Date Statement Made Available to CEQ and the Public:

Draft:

Final:

ATTACHMENT

COORDINATION IN THE REVIEW OF THE DRAFT ES

Comments on the draft environmental statement are requested from the following agencies, interest groups and individuals:

Federal

Advisory Council on Historic Preservation
Department of Agriculture
 Forest Service
 Soil Conservation Service
Department of Commerce
Department of Health, Education and Welfare
Department of Housing and Urban Development
Department of the Interior
 Bureau of Mines
 Bureau of Reclamation
 Fish and Wildlife Service
 Heritage Conservation and Recreation Service
 National Park Service
Environmental Protection Agency

State

State of Idaho
 Governor's Clearinghouse

Local

Owyhee County Commissioners
Ida-Ore Regional Planning and Development Association

Nongovernmental Organizations

Ada County Fish and Game League
American Association of University Women
Associated Taxpayers of Idaho
Audubon Society
Boise Riding Club
Boise State University
Capital Conservation Club
Citizens Alliance
Coalition to Save the Snake
Energy Daily
Friends of the Earth
Gem State 4-Wheel Drive
Greater Snake River Land Use Congress

ATTACHMENT (continued)

Idaho Environmental Council
Idaho Water Users Association
Idaho Conservation League
Idaho Association of Soil Conservation Districts
Idaho Forest Council
Idaho Forestry Association
Idaho Wildlife Federation
Idaho Fish and Game Association
Idaho Gem Club
Idaho Outdoor Association
Idaho Mining Association
Idaho Archaeological Society
Idaho State Federation of Garden Clubs
Idaho League of Women Voters
Idaho State University
Mt. Home Air Force Base Sportsman Club
Nature Conservancy
National Wildlife Federation
Nampa Rod and Gun Club
Offroad Motorcyclists Council
Oregon High Desert Study Group
Outdoors Unlimited
Owyhee Motorcycle Club
Sierra Club
Snake River Conservation Research Center
Society of American Foresters
Twin Falls Fish and Game Club
Wildlife Resources
Wildlife Society

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Chapter I

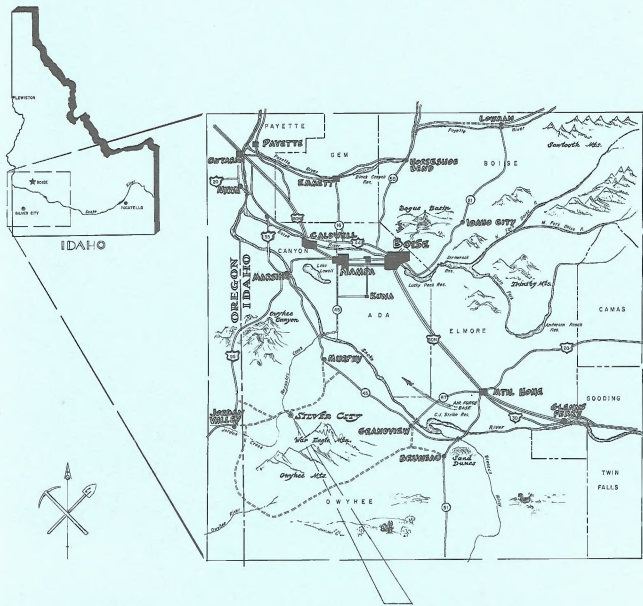
Description of the Proposed Action



SILVER SLIPPER

GETCHELL DRUG STORE

GRANITE BLOCK



SILVER CITY

VICINITY MAP

INTRODUCTION

Silver City, a historic property listed on the National Register of Historic Places, was founded on public land after the 1863 discovery of gold in the Owyhee Mountains of southwestern Idaho. It is located about 50 miles southwest of Boise.

It began as a mining camp but soon evolved into a flourishing mining community. Silver City remained a viable community until about 1912 when the major mining companies closed. The last of the Silver City mines did not close until World War II, after which the town became an "authentic ghost town" (Wells, National Register of Historic Places Inventory 1971). It was during this period that many of the privately owned buildings were torn down or deteriorated into ruins.

By the early 1950's, Silver City was occupied by a few building owners on a seasonal basis. Today, Silver City is basically a summer residence for the private owners of the buildings still standing. However, some owners use the buildings while they work their cattle or mining claims.

In 1972, the Boise District, Bureau of Land Management (BLM) prepared the West Owyhee Unit Management Framework Plan (MFP) for the Silver City area. As a result, proposed land use decisions were made to retain the public lands in Silver City to resolve the unauthorized use and occupancy of these lands by the Silver City

DESCRIPTION OF THE PROPOSED ACTION

building owners to protect the cultural resources and to manage the recreation resource to provide a high quality recreation experience.

The BLM proposes to lease public lands in Silver City to resolve the unauthorized use and occupancy problem identified in the MFP. This environmental statement addresses the proposed leasing action and alternatives.

After the critical issue of unauthorized use and occupancy is resolved, the BLM will prepare a specific plan for the management of the recreation and the cultural resources. The general objectives of the plan will be (1) to protect and manage the cultural resource, and (2) to provide for a full range of high quality recreation opportunities in harmony with protection of all resources. This management plan will be subject to an environmental evaluation in accordance with the requirements of the National Environmental Policy Act of 1969.

PROPOSED ACTION

The BLM proposes to lease public lands, which are occupied by privately owned buildings within the historic area of Silver City, Idaho. Non-competitive leases would be issued to the existing 60 Silver City building owners upon proof of building ownership. Proof of ownership would be established by tax records and conveyance documents. This action would only authorize use and occu-

pancy of the surface estate, and would be subject to existing valid rights, including valid mining claims.

This proposal would involve 70 tracts of public land within Silver City totaling approximately 5.5 acres (see Map 1-1).

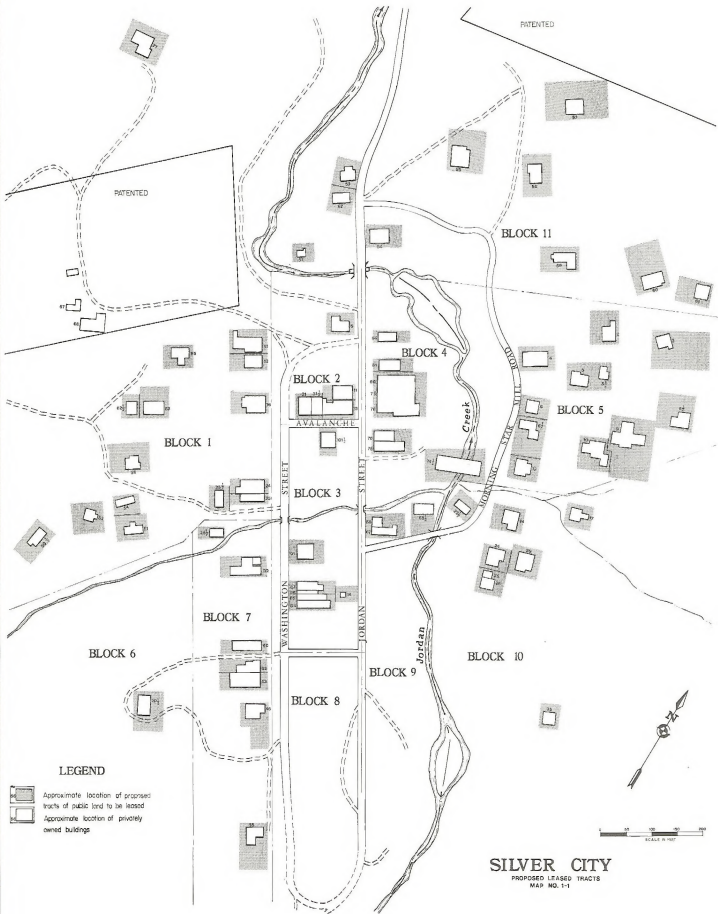
Objectives

The objectives of the proposed action are to help preserve and protect a segment of a locally recognized historic site and to resolve the existing unauthorized occupancy of public lands within Silver City.

Components of the Proposed Action

Because each tract which is proposed for leasing must be addressed on an individual basis, specific lease agreements between BLM and Silver City owners have not been developed. To be responsive to the needs of the building owners as well as the different requirements of each proposed leased area, individual lease agreements will be prepared after the final environmental statement is completed in August 1978 if the lease program is adopted by BLM.

The provisions contained in this chapter would serve as a guide in drafting the individual leases. Individual leases have not been prepared. Specific lease stipulations will be prepared for each leased tract. The proposed leases would contain the following: (1) general provisions; (2) provisions to preserve and protect archaeological resource; (3) provisions to preserve and



protect the historic resource; (4) provisions to protect public health and safety; and (5) provisions to protect the natural environment.

General Provisions.

Term. All leases would be issued for a period of 20 years.

Renewal. If it is determined by BLM that the use should continue to be authorized, it will be reissued. However, leases will not be automatically renewable.

Transfers. Leases may be transferred in whole or in part under the following conditions: (1) The transferee must be qualified to hold a lease; (2) the BLM may modify the terms and conditions of the lease.

Termination or Suspension. Under the authority of Section 302(c) of the Federal Land Policy and Management Act, BLM may terminate or suspend a lease for the following reasons: (1) noncompliance with applicable statutes, regulations, terms and conditions of the lease; (2) failure of the holder to use the lease for the purpose for which it was granted; and (3) mutual agreement that the lease should be terminated.

Rental. Rental will be based upon the fair market value of the rights authorized in the lease. A preliminary estimate of the rental has been determined (see Appendix A).

Protection and Preservation of the Archaeological Resource. All surface disturbing activities on the proposed lease area (gardens,

DESCRIPTION OF THE PROPOSED ACTION

access roads, utility lines, water systems, etc.) must have prior approval by BLM.

Archaeological artifacts and/or features found in the course of authorized surface disturbance are the property of the U.S. Government. If any historic or prehistoric artifacts or features are discovered as a result of surface disturbance, these discoveries must be left intact and the BLM notified immediately.

Protection and Preservation of the Historic Resource. The building owners must obtain prior approval by BLM to: (1) erect new buildings or other structures; (2) alter, maintain, or repair existing buildings or structures when these alterations, maintenance, or repairs would change the exterior appearance of the buildings or structures; (3) erect signs, exhibits, and interpretive devices; and (4) demolish, move, or remove buildings or other structures. The Secretary of the Interior's "Standard for Rehabilitation" and the advice of the Owyhee County Historic Advisory Committee will provide BLM with the standards and guidelines for acceptable alterations and new construction. The buildings and other privately owned structures will be maintained by the building owners. No maintenance or repair will be provided by the BLM. Neither will the BLM provide utilities, equipment, nor services.

Protection of the Public Health and Safety. The Southwest District Health Department (SDHD) of Idaho has the responsibility to enforce state and county laws and regulations that pertain to public health and safety. Under the Federal Land Policy and

Management Act (FLPMA) Section 302 (c), BLM has the responsibility to protect public health or safety. To meet BLM's responsibilities, the following provisions will be required to insure compliance with state and county health laws and regulations.

Individual Sewage Disposal System. Any individual sewage disposal system is subject to inspection by the SDHD to ascertain if it meets the requirements of the state and county health laws and ordinances. If the system is found to be substandard and the person or organization owning the structure served by such a system did not comply with the requirements of SDHD, the building affected by or served by such sewage system would be deemed unfit for human habitation and vacated until such deficiency is remedied.

Domestic Water Supply System. All water supply systems would be subject to inspection by the SDHD to ascertain whether or not such water supply systems meet the requirements of the state and county health laws and ordinances. In the event the existing system is found by the SDHD to be substandard, the water supply system would not be allowed for domestic purposes until the deficiency is remedied.

Written Permission for Alteration or Construction of Water Supply and Sewage Disposal Systems. Any new construction, reconstruction, or alteration of existing or proposed domestic water supply or sewage disposal systems would require prior written permission from the BLM. Permission would be given only after the BLM (1) receives written notification from the SDHS that the plans and specifications for the proposed system comply with the

DESCRIPTION OF THE PROPOSED ACTION

requirements of the state and county health laws and ordinances, and (2) receives a determination that no historic and prehistoric artifacts and features would be unnecessarily impacted by the proposed action and that those impacts would be properly mitigated.

Inspection. Inspection will be made by the SDHD to assure that new construction or reconstruction of such systems and facilities as may be built, rebuilt, or installed comply with approved plans. The BLM will inspect the construction site to assure protection of the historic and prehistoric artifacts and features.

Disposal of Refuse. The building owner would dispose of refuse as required by the BLM. Disposal would comply with applicable federal and state laws and regulations.

Regulations Governing Commercial Establishments. No commercial eating, drinking, or other establishment may be operated on leased areas unless approved by the BLM.

The BLM would issue written permission only after an inspection by the SDHD of the eating or drinking premises to be licensed and written notice that the premises complies with the requirements of the state and county health laws and ordinances. All commercial enterprises would comply with specific requirements of BLM.

Protection of the Natural Environment

Fire Prevention. The building owners would be required to take all reasonable precautions to prevent forest, brush, grass,

and structural fires. They would also be required to install fire prevention equipment and take other preventive measures as determined by BLM.

Explosives. The use of explosives must be authorized by the BLM.

Special Events. Sports events, pageants, reenactments, entertainments, and the like, characterized as a public spectator attraction, and annual conventions, must be authorized by the BLM. Such permits must be consistent with the purposes for which the area is established and maintained and would cause the minimum possible interference with other public use of the area. The permit would contain terms and conditions concerning time and place to protect the environment, public health and safety.

The BLM may require the filing of a bond to cover costs of restoration and cleanup.

Portable Engines and Motors. The operation or use of a motor-driven electric generating plant or gas-powered appliances utilizing an externally mounted propane tank would be in accordance with plans approved by BLM.

Valid Rights. The leases are subject to existing rights, including valid mining claims.

Failure to Apply or Accept a Lease. Silver City building owners not signing a lease contract would be subject to trespass action.

AUTHORITY FOR PROPOSED ACTION

Under Section 302 of the Federal Land Policy and Management Act, the Secretary of the Interior is authorized to regulate the use, occupancy, and development of the public land through lease. The BLM, the administering agency, will represent the Secretary in dealing with the building owners.

FEDERAL ACTION NECESSARY FOR INITIATION OF PROPOSED ACTION

Prior to the issuance of the proposed leases, the following actions must be taken: (1) completion of this environmental statement in accordance with the requirements of the National Environmental Policy Act of 1969; (2) compliance with Section 106 of the National Historic Preservation Act of 1966 after completing the environmental statement but prior to making a decision to lease; (3) the Secretary of the Interior or his authorized representative must make the decision to initiate the leasing action. This decision is subject to a 30-day administrative review during which comments may be filed. If adverse comments are filed, the land use decision may be either vacated, affirmed, or modified.

COMPLIANCE WITH TERMS OF THE LEASE

The BLM, Boise District, will actively monitor the leases to insure compliance with the terms, conditions, and stipulations and applicable laws and regulations. The Southwest District Health Department of Idaho has the responsibility to enforce state and county laws and regulations that pertain to public health and safety. The Owyhee County Commissioners have the responsibility to insure compliance with their Silver City Area Zoning Ordinance.

INTERRELATIONSHIPS WITH THE BUREAU PLANNING SYSTEM

In 1972 and 1973, Boise District BLM began writing the Unit Resource Analysis (URA) and Management Framework Plan (MFP) for the West Owyhee Planning Unit which included Silver City. As part of this planning effort, the BLM intended to preserve the historic character of Silver City for the public and building owners. An interdisciplinary study team was formed to investigate just the recreation-historic resources. The seven-man team was made up of historic, recreation, minerals, landscape architect, and engineering specialists. They were to identify opportunities for recreation and historic resources enhancement (Step IV URA) and make management recommendations (Step I MFP). The team finished the Silver City Study Report in January 1973.

DESCRIPTION OF THE PROPOSED ACTION

To include local interests and building owners in the BLM planning process, a 20-person ad hoc committee was formed in February 1973. The committee's purpose was to assist the BLM in reaching proper management decisions for Silver City during the MFP Step II formulation. Seven sessions were held between February and November of 1973. In April 1974, a public meeting was held at the Owyhee County Courthouse to explain the BLM position on Silver City and the committee function. The committee acknowledged that management of Silver City must protect historic values and architecture, that commercialization should be prevented, visitors should be tolerated and accommodated to some degree, and certain public services, such as water and sewage should be improved.

The State Historic Society submitted a plan in April 1973. It envisioned a combined preservation and management effort between building owners, BLM, State Parks Department, a county historic zoning provision, and an architectural review board to authorize building repairs or modifications.

During the same period that the committee meetings were held, the Silver City Taxpayers Association (about one-half of the Silver City building owners), formulated their own plan. Meetings were held with the BLM and a draft plan was submitted in mid-summer. After the plan was analyzed by the BLM, and certain changes recommended, a second draft was submitted in October 1974. On October 25, 1974, the committee was reconvened to review this final proposal.

On March 26, 1975, the BLM held a public meeting in Murphy with the homeowners to discuss alternative means of legalizing their occupancy. The MFP was completed in 1975, and sent for approval to BLM Idaho State Director in August 1976. After considering public opinion and several management opportunities, the BLM recommendation was to lease, with stipulations to protect the buildings and archaeological resources, public lands to the building owners.

Subsequent to the passage of FLPMA in 1976, the BLM updated the MFP to revise portions affected by repealed laws. Consequently, the following alternatives were dropped from consideration because FLPMA repealed their authority: (1) Small Tract Act, (2) Trustee Townsite*, and (3) Special Land Use Permit.

INTERRELATIONSHIPS WITH OTHER FEDERAL, STATE AND LOCAL AGENCIES

The Advisory Council on Historic Preservation

The National Historic Preservation Act of 1966 created the Advisory Council on Historic Preservation, an independent agency of the Executive Branch of the Federal Government, to advise the President and Congress on matters involving historic preservation.

*Trustee Townsite is discussed in Chapter 8 - Alternatives, as a special legislative alternative.

DESCRIPTION OF THE PROPOSED ACTION

Section 106 of the Act requires Federal agencies to give the Council a reasonable opportunity to comment on any Federal action that may affect properties included in the National Register of Historic Places.

This Act is implemented in cooperation with the State Historic Preservation Office (SHPO), who has the responsibility for administering the National Register program within its jurisdiction, and the Idaho Historical Society. The SHPO has the following specific roles relative to the BLM cultural resource management program: (1) to review and comment on all National Register nominations; (2) to review and comment in regards to Section 106 of the National Historic Preservation Act compliance requirements; and (3) to provide the BLM an opportunity to comment upon National Register nominations prepared by the SHPO for properties on Bureau-administered lands.

National Park Service

The National Park Service (NPS) inventoried Silver City in 1958 as part of a national survey of historic sites and buildings. Silver City was surveyed to determine its historic value for possible listing as a National Historic Landmark. The NPS concluded that the old mining community was of local and regional importance but lacked national significance required for designation as a National Historic Landmark, National Monument, or National Park.

In 1972, Silver City was placed on the National Register of Historic Places, administered by the National Park Service, as part of a historic district. It must be noted that there is an important difference between a listing on the National Register and sites of national significance. The local and regional designation of the historic district is considered appropriate by the National Park Service (USDI, 1978).

State of Idaho

Idaho State jurisdiction of Silver City has been considered from time to time. In 1968, the State and BLM discussed state management of Silver City for preserving, promoting, and restoring its historic values. Although the Idaho Historical Society proposed to develop a preservation plan to provide for title or lease under the authority of the Historic Monument Act (Federal Property and Administrative Services Act of 1949, 63 Stat.377, as amended), Federal Regulations (41 CFR, Chapter 101) exclude public domain or public lands, suitable for disposition under the public land mining laws, from disposal as surplus real property. Since specific legislation would be necessary to adopt this program, it is not being considered. Again in 1973, a meeting between the BLM and the Idaho State Parks Department was held to explore management transfer to the State. However, the State would not consider taking over administration responsibilities.

DESCRIPTION OF THE PROPOSED ACTION

Owyhee County

On August 2, 1975, the Owyhee County Commissioners passed an ordinance for preservation of historic properties in Silver City. The Silver City Area Zoning Ordinance became effective on August 14, 1975.

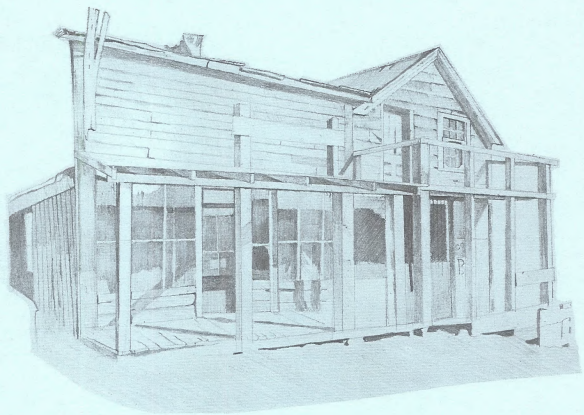
The purpose of the ordinance is to promote the historic, educational, cultural, economic, and general welfare of the people through preservation, restoration, and protection of the buildings, structures and appurtenances, sites, places, and elements of historic interest within the area of Silver City.

The Owyhee County Commissioners have created a Historic Advisory Committee to advise the commissioners on historic matters within Owyhee County. Members to the committee were appointed on May 9, 1977.

The proposed action does not relieve the building owners from complying with the requirements of the ordinance (see Appendix B).

Chapter 2

Description of the Environment



GENERAL STORE

INTRODUCTION

General

Silver City lies in the Owyhee Mountain Range of southwestern Idaho. The town is located in Owyhee County, and is approximately 50 miles southwest of Idaho's State Capital, Boise, and about 26 miles south of Murphy, the Owyhee County Seat.

State Highway 78 and US Highway 95 provide two-lane, year-round access to the area. Two county roads, unpaved, rough, winding, and steep in some spots, provide vehicular access into Silver City from these highways. The trip from State Highway 78 near Murphy to Silver City is about 26 miles, and the route starting from US Highway 95 just north of Jordan Valley, Oregon, is about 30 miles (see Chapter 1 Vicinity Map). The latter route has been recently improved as far as DeLamar to service a new mine on DeLamar Mountain. Owyhee County maintains these dirt roads.

Winter snows close the dirt roads into Silver City for two to four months each year. Access into town during this period is by snowmobiles, cross-country skis, and snowsleds. Melting snow in the spring can delay vehicle travel by creating muddy conditions and washed out sections along the road.

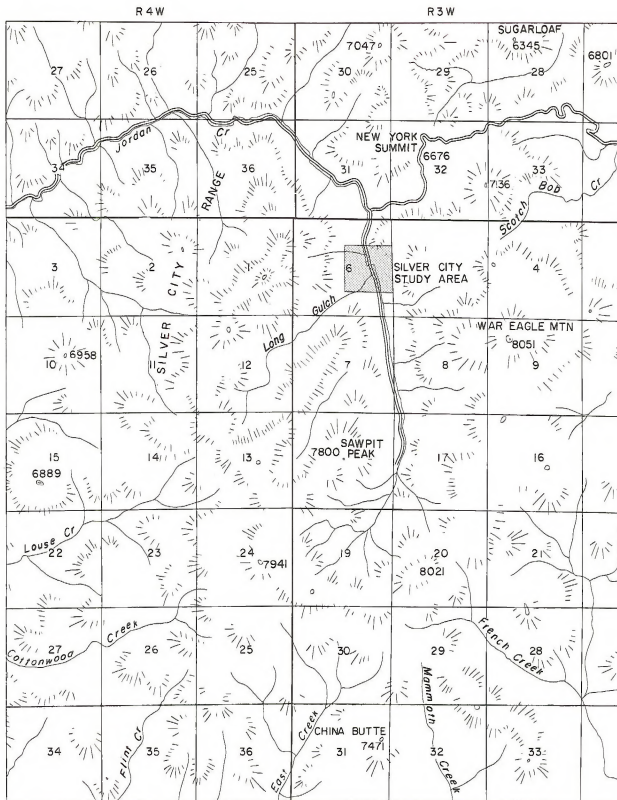
Silver City is situated in a high (6,100), scenic mountain valley. The topography slopes gently upward for approximately one-quarter mile on the east and west, then sweeps upward more

DESCRIPTION OF THE ENVIRONMENT

steeply to War Eagle Mountain (8,051) on the east and Florida Mountain (7,784) on the west. The major drainages of the area are Long Gulch which drains from the southeast and Jordan Creek which passes through Silver City (see Map 2-1). It is mainly in the modest opening in the mountains afforded by this juncture that the town has been built. Jordan Creek loses elevation at about 100 feet to the mile in this vicinity.

Climate in the Silver City area is characterized by four distinct seasons. Summers are very pleasant and cooler than temperatures in the nearby Snake River Valley. The average annual precipitation is about 23 inches, falling mostly as snow. The snow season runs from 100 to 140 days above the 5,500-foot level. Some rainfall occurs during the summer months in the form of afternoon thundershowers. The average maximum temperatures in Silver City are 78° in July and 36° in January, with the average minimum temperatures at 43° in July and 13° in January. Wind velocities of up to 50 mph have been reported in the winter.

According to the Supervisor of the Air Quality Section, Division of Environment, Idaho State Department of Health, the air quality of the Silver City area presently meets all applicable air quality standards. The area is so situated that air drainage is good and is at an elevation above the stagnant air that sometimes lies in the adjacent valleys. There are no nearby air pollution sources large enough to cause noticeable pollution, except for range and forest fires which do cause occasional smokey conditions locally or regionally.



SCALE IN MILES

TOPOGRAPHY

MAP 2-1

Historic Setting and Significance

The general area of Silver City had a prehistoric occupation which probably existed for as long as 10,000 or more years. At this time, relatively little is known concerning these aboriginal American cultures.

European historic contact was made in the Owyhee Country sometime in the early 19th Century. Early historic discoveries were made by fur trappers. "Several trappers went to work in the general neighborhood at least as early as 1812, and a temporary fur trade post was established on the Snake River opposite the mouth of the Owyhee for use during the winter of 1813-1814" (Idaho State Historical Society, 1970:128).

Fur trapping continued to abound in the area for some years later. The name "Owyhee" is an earlier spelling of a word that missionaries later spelled "Hawaii" when they devised an alphabet for the islands. Since then, the area has been known as the Owyhee Country (Ibid:128).

The entire Northwest had started to become populated in the early 1800s, and many fur trapping parties made their way into Idaho from the East and Northwest. Great Britain held claim over what was known as the Oregon Country in the early 1800s. In June of 1846, the United States and Great Britain, in order to help clarify and to avoid disputes about boundary claims, entered into a treaty. The Treaty with Great Britain, June 15, 1846, establishes the 49th parallel of north latitude as the boundary line

between the U.S. and British possessions west of the Rocky, or Stone, Mountains (Minot, Ed., 1851:869). "The Oregon Country was divided at the 49th parallel except that the southern tip of Vancouver Island was retained by the British. The settlement of the Oregon question added 180,644,480 acres to the public lands of the United States" (Gates, Paul, History of Public Land Law Development 1968:84). The Oregon Compromise included the present states of Washington, Oregon, Idaho and western parts of Montana and Wyoming (Department of Interior, Historical Highlights of Public Land Management 1962:22).

The 1840s witnessed an increase of newcomers in the territory. In 1843 both the Oregon and California Trails had heavy wagon traffic through Idaho headed for their respective destinations. Some scraps with the local Indians slowed emigration into the area. However, much of the Oregon Trail through Idaho continued in use as a stage and freight route, as well as an emigrant road, until sometime after 1862 (Idaho State Historical Society, State Historical Preservation Plan: Idaho, 1974:26).

The 1850s traffic over the California Trail included many thousands of miners headed west in the big gold rush. A decade or so later, many of these miners began prospecting in Idaho. Gold was known in several parts of Idaho before 1860, but before G. D. Pierce, disguised as an Indian trader, prospected (illegally) on an Indian reservation and found gold, no one had seriously considered Idaho's mineral possibilities (Ibid: 26-27).

DESCRIPTION OF THE ENVIRONMENT

According to legend, a group of emigrants headed for Oregon had stopped their wagon train by a stream and some children picked gold nuggets out of the stream bed. It was not until several years later that the true value of the nuggets was realized, and by that time, the exact location was not clear. The discovery was placed as anywhere from Catherine Creek in Owyhee Country, Idaho, to Canyon Creek in Oregon (Adams, Mildretta, Historic Silver City 1969:3).

By 1862 gold in the Boise Basin had begun to change southwestern Idaho. Many mining communities, including Pioneerville, Idaho City, and Placerville were established in 1862. Many miners were attracted to the Boise Basin and expansion from the Basin to other sections of the surrounding country began in early 1863.

On May 18, 1863, Michael Jordan and his party of some 29 prospectors from Placerville began to work the Owyhee Country south of the Snake River (Ibid:4). There, in the Owyhee Mountains, they panned a promising amount of gold from a stream that was later to carry the name of their leader (Johnson, Lonnie, An Historic Conservation Program: Silver City, Idaho, 1975:1). "After working up the stream a few days, they returned to Boise Basin with news that set off the Owyhee Gold Rush" (Idaho State Historical Society, Idaho State Historic Preservation Plan and Sites Survey, 1970:129). This strike saw some 2,500 on their way up the Owyhee Mountains from Boise Basin. Towns began to be established, one at a time. The first, Booneville, where Dewey is

now located, was in a canyon too narrow for expansion and so Ruby City sprang up, but also had expansion problems.

Although Ruby City was the Owyhee County Seat in 1864, there was not enough room to grow and "what few development lots were available sold for exorbitant prices. In protest, Silver City was born one-half mile up the canyon. The competition (sic) between the two towns became intense as they fought for supremacy. Silver City had two advantages over Ruby City. First, it was located near the larger mines, and second, it was nestled between War Eagle Mountain and Florida Mountains which protected it from the violent winds that plagued Ruby City. Slowly, the population shifted to Silver City, and one-by-one the businesses followed" (Johnson, 1975:1). Silver City became the major town of the Owyhee Country, and, in fact, became the Owyhee County Seat in 1867. It was the first Idaho city to have telegraph service and a daily newspaper, the Owyhee Avalanche, and it was one of the first towns to have full electrical service (McCroskey, William B., An Architectural Survey of Silver City, 1977). Silver City --- "was noted for its sobriety and its Sunday School" (Idaho State Historical Society, 1974:32).

Silver City experienced two stages of growth. The first began with the discoveries and lasted until the mid-1870s when outside financial failure caused the mines to first close; the second was from the early 1890s until the 1920s, with the majority of the wealth having been taken by about 1912 or so. The historic

DESCRIPTION OF THE ENVIRONMENT

period of the town represents the temporal span of about 50 years, from 1865 to around 1910 (Hart, 1977: Personal Communication).

The first period of growth began late in 1863. It has been estimated by the National Park Service (NPS, 1964:1) that a mining camp of about 250 men spent the winter of 1863-64 there, living in frame shacks. Silver City's rapid growth is indicated by the fact that approximately 3,000 inhabitants were there in 1866.

One of the earliest known photographs was taken in May of 1866 (Figure 2-1), "and indicates the new and growing community. The two-story building with the building materials (probably bundles of shingles) on the roof is reputed to be the photo gallery of Leslie and Co." (McCroskey, 1977).

A lithograph (Figure 2-2), printed in 1866, is an artist's concept of Silver City. Note that the borders of the lithograph are decorated with drawings of local buildings and mills (McCroskey, 1977).

In 1871 Silver City's business district is thought to have included at least ten general stores, four hotels, six saloons, one brewery, two furniture and cabinet makers, two meat markets, two stationery stores, two music stores, one stove and tin shop, two assay offices, one notary public, four lawyers, one doctor, a drug store, a stable, a photo shop, a Wells-Fargo Bank, one laundry, a shoe shop, a bakery, and a jewelry store. There were also two schools and two churches (Department of Interior, Prospector, Cowhand, and Sodbuster, 1967:1).



FIGURE 2-1. Silver City, May 1866.
 Courtesy of Idaho Historical Society.

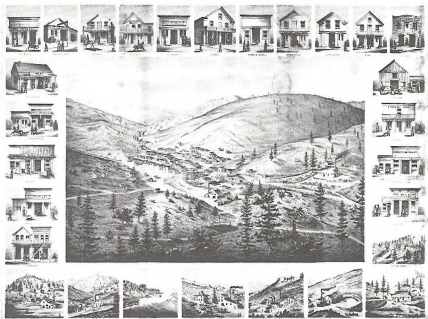


FIGURE 2-2. Lithograph. Artist's view of Silver City ca 1866. Courtesy of Idaho Historical Society.

DESCRIPTION OF THE ENVIRONMENT

Although most of the buildings were not constructed in a permanent manner, some were, such as the masonry structure known as the Granite Block. "The Granite Block, with some maintenance, would probably be standing today, but this building was sold to the county for salvage during the Second World War" (McCroskey, 1977).

As community growth slowed in the 1870s due to financial problems, "Silver City was, indeed, almost a ghost town" (Ibid, 1977). A photograph taken in the 1880s (Figure 2-3) shows the "Queen" during the slower times.

Large scale mining resumed after 1884, and continued until 1912. This period accounts for the greater part of silver production in the Owyhee mines.

The first decline of Silver City in the 1870s instilled a pessimism in the residents during the renaissance of the community in the 1890s (see Figure 2-4). Never again was a building erected in the town which was really meant to last a lifetime. The wood framing system of construction enjoyed a dominance of community construction techniques. Foundation systems were almost always mortarless granite block and rubble with a wood sill placed on the stone and the walls erected directly on this sill. In many cases, the flooring was laid on nailers which were placed in direct contact with the earth, and floor structures were not often tied into or connected to the wall structure (Ibid, 1977).

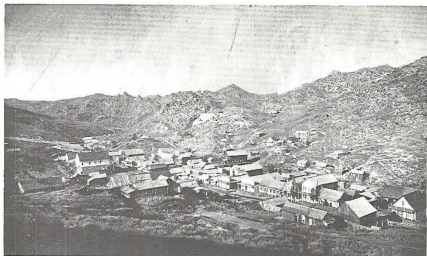


FIGURE 2-3. View northward across Silver City ca 1880's. Courtesy of Idaho Historical Society.



FIGURE 2-4. Looking toward Long Gulch Creek. Taken September 5, 1896. Courtesy of Idaho Historical Society.

The earliest site plan ^{1/} found indicates the locations of almost all the buildings and certainly, all the buildings within the city core of Silver City in June of 1903 (see Map 2-2). Some of the buildings that did exist on the outskirts of the community do not now appear on the obviously cropped Sanborn Map of 1903 (Ibid, 1977). A photograph (Figure 2-5) now provides a view taken from a nearby mountain at about the time of the earliest plat.

Later site plans of 1931 and 1951 (Maps 2-3 and 2-4 respectively) provide map information and "are graphic illustrations of the known buildings in the community" (Ibid, 1977). Note how these site plats show the reduction in the numbers of structures through time. Further comparison can be made by relating any or all of the above-mentioned plats to the most recent 1977 map which was produced from an aerial photograph taken in 1977 (Map 2-7).

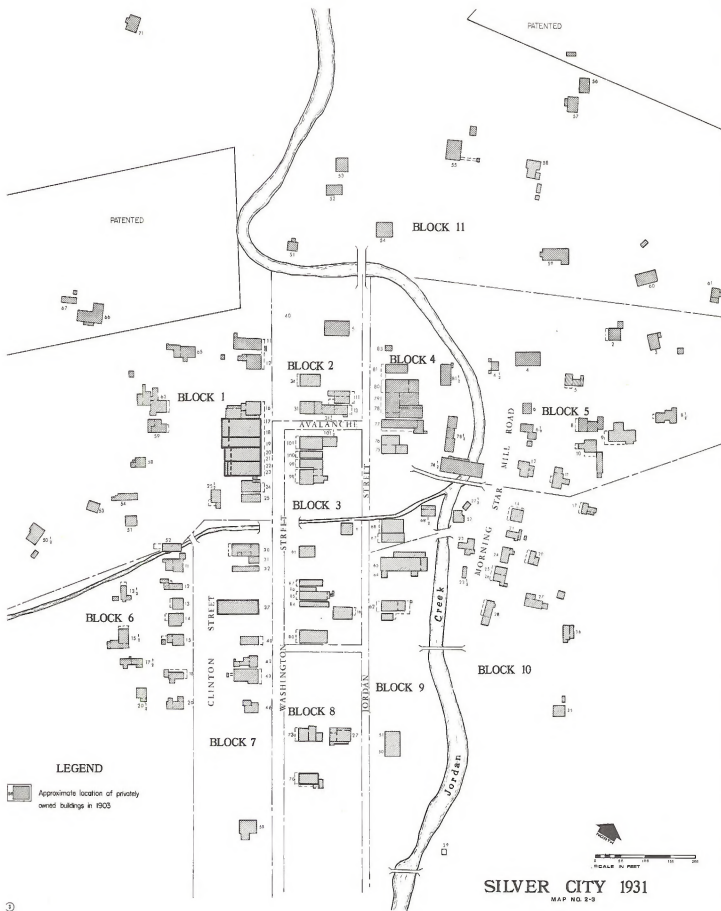
By using the historic site plans, a generally accurate assessment of how the numbers of major structures have changed over the 115 some odd years Silver City has existed can be made. These numbers are shown in a graph (Figure 2-6) for clarity. Note the rapid buildup of structures during the two main stages of development and the steady decline after about 1915.

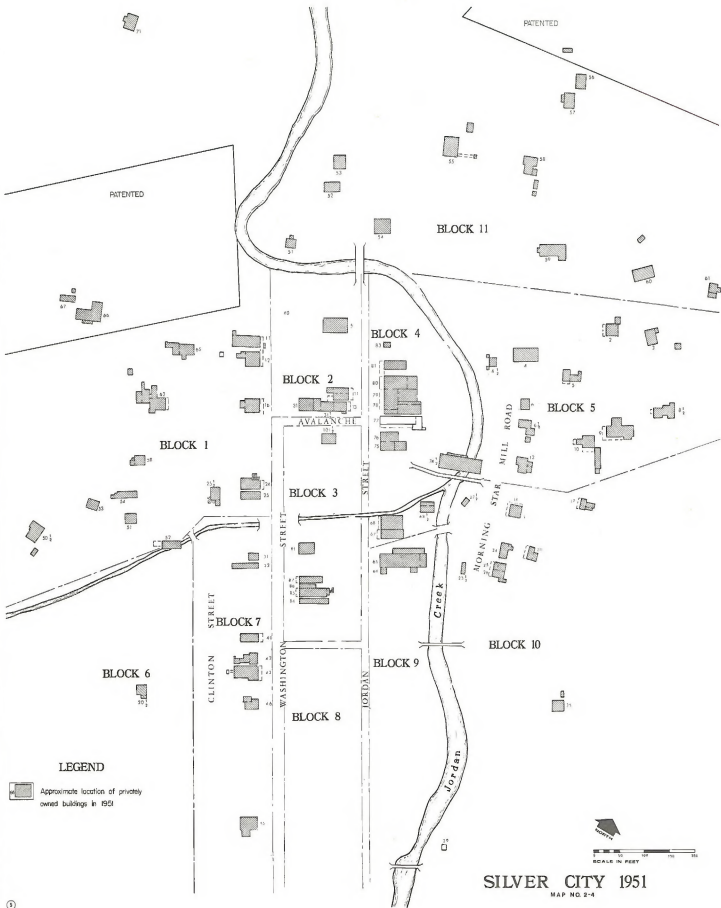
^{1/} In this statement most of the historical site plan data is from Sanborn maps, physical evidence found during site investigation, historic photographs, county records, newspaper accounts of buildings in the community, and information from the files of the Idaho Surveying and Rating Bureau, Inc.

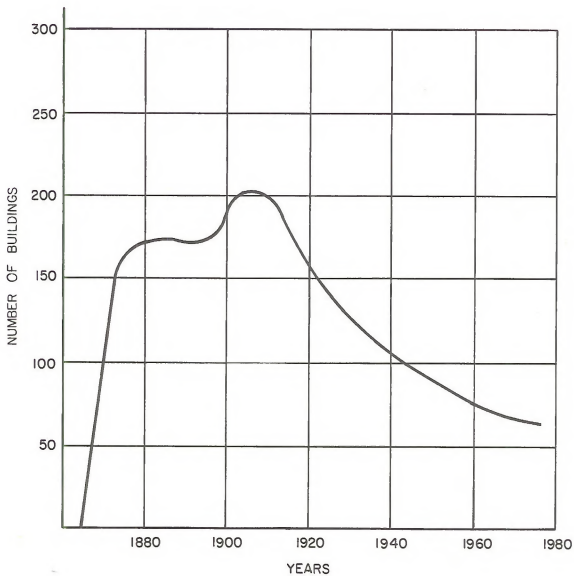




FIGURE 2-5. A view of the "Queen" taken from a nearby mountain in November, 1906.







GROWTH AND DECLINE OF NUMBER OF BUILDINGS IN SILVER CITY

FIGURE 2-6

DESCRIPTION OF THE ENVIRONMENT

During the first period of growth, approximately 170 major structures (small out-buildings and "earth closets" excluded) were constructed. The largest number of structures, about 215, was attained during the second growth period. By using the historic site plans, it was estimated that the numbers of remaining buildings in existence were 120 in 1931 and 80 in 1951. By 1977, this number had declined to 70.

These figures show that Silver City was "a sizable community, still, into the 20th century ----- but, then, she began to falter and her population diminished and her buildings were indeed biodegradable" (Ibid, 1977). Not only did the town and buildings diminish from the effects of time but, also, from man. Many structures were torn down and used for salvage (i.e., the Granite Block during WW II) and others were undoubtedly vandalized. It appears that the rate of decline has slowed somewhat since the early 1950s. It was about that time that a renewed interest in Silver City began.

After the mining had all but stopped in the late 1920s, most of the remaining people and businesses moved out. There was, however, a store (Lennods General Store) which remained open during the summers until sometime in the early 1950s (Hyslop, August 1977). Many of the buildings deteriorated into ruin, but some of them were kept up and used on a seasonal basis (Wells, 1977). The last old-time permanent resident, Willie Hawes, died in 1967. "Hawes was for years the self-appointed guardian of

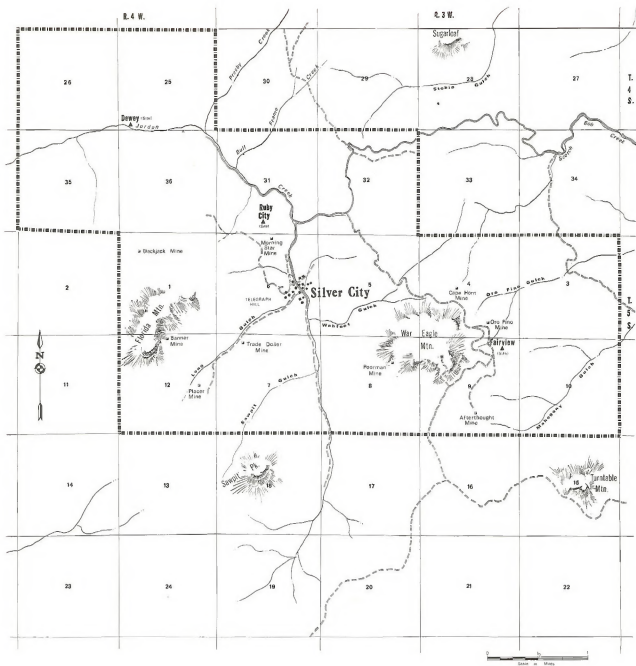
Silver City, adding to the color of the proud, old camp with lively tales of its boom town days" (Hanley, M. and E. Lucia, The West's Forgotten Corner, 1973:230).

In the last 15 years or so, interest in Silver City has dramatically increased. Silver City was studied by the National Park Service as long ago as 1958 as part of their National Survey of Historic Sites and Buildings. The essence of the National Survey findings is reported in Prospector, Cowhand, and Sodbuster, published by the National Park Service in 1967. As a result of the National Park Service study, Silver City was classified as having regional and State significance.

In 1971, Dr. Merle Wells, State of Idaho Historic Preservation Officer, nominated a 10,240-acre area around Silver City to be included in the National Register of Historic Places as an Historic District (see Map 2-5). The Historic District was placed on the National Register on May 19, 1972, as indicated by the National Register of Historic Places, dated February 1, 1977. No other nominations were within the geographic area of the District.

Today, Silver City has two buildings being used as year-round residences and 68 buildings are occupied for various lengths of time as summer retreats. Some of the present day users are descendants of earlier residents of Silver City of the Owyhee Country.

Currently, there is no known active mining and production within Silver City. However, occasional assessment or exploratory



SILVER CITY HISTORIC DISTRICT

MAP 2-5

work is being done on unpatented claims in the area. Today, Silver City's principal income is from tourism. The town receives between 20,000 to 30,000 visitors annually.

The following photographs showing some of the buildings of Silver City are from various dates. All are courtesy of the Idaho Historical Society. Note the clarity of the photo of the Idaho Hotel taken in July of 1867.



FIGURE 2-7. Idaho Hotel - July 1869 Block 4, Lots 78, 79, and 80. This building still exists today. See Figure 2-31.



FIGURE 2-8. No date. From left to right, Grete Boarding House (Block 1, Lot 11), and Roger's Boarding House (Block 1, Lot 12).



FIGURE 2-9. No date. From left to right, Silver Slipper Saloon (Block 1, Lot 25), Getchell Drug Store (Block 1, Lot 24), and Granite Block (Block 1, Lots 22 and 23).



FIGURE 2-10. No date. A view of Washington Street. Note electric wires and poles.



FIGURE 2-11. 1890's. A typical dwelling. Thought to be the Bowen Residence.

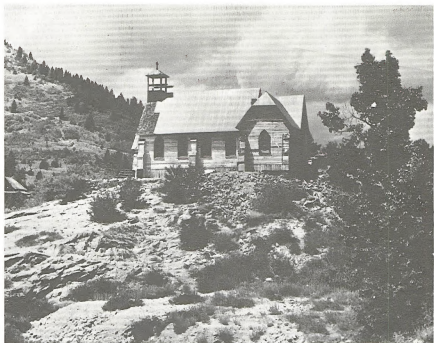


FIGURE 2-12. No date. Catholic Church (Block 11, Lot 59). Note addition of new roof.



FIGURE 2-13. Stoddard House (Block 5, Lot 9). A unique detailed home in comparison with others in the community.

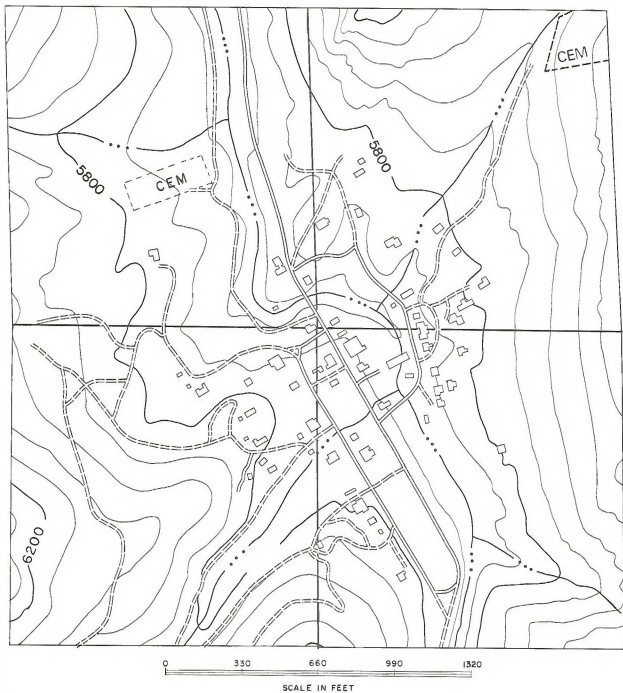


FIGURE 2-14. Masonic Hall (Block 4, Lot 74 1/2). This building was first constructed as a planing mill.

DESCRIPTION OF THE SILVER CITY STUDY AREA

The Silver City Environmental Statement (ES) study area is a 160-acre tract of land that encompasses Silver City, Idaho. It is described as T. 5 S., R. 3 W., sec. 6, S $\frac{1}{2}$ NE $\frac{1}{4}$ N $\frac{1}{2}$ SE $\frac{1}{4}$, Boise Meridian, within Owyhee County (see Map 2-6). The study area was defined for the purpose of describing the environmental setting in which both direct and indirect impacts may occur as a result of implementing the proposed action or one of the alternatives.

T5S R3W
S $\frac{1}{2}$ NE $\frac{1}{4}$, N $\frac{1}{2}$ SE $\frac{1}{4}$, Sec. 6



SILVER CITY ES STUDY AREA

MAP 2-6

2-26

Within the study area there are 140.90 acres of public land managed by the BLM and 19.10 acres of private land. The private land consists of one mill site patent and portions of two patented mining claims.

The following sections describe the Silver City ES study area as it exists today. Emphasis has been placed on those items most likely to be impacted by the proposed action or the alternatives.

Cultural Resource

Historic Buildings. There are 70 buildings on public land in Silver City (see Map 2-7) or about 30 percent of the buildings Silver City once had. The buildings are used basically as summer residences, although there are three known permanent residents. Appendix B provides historical information on each existing building.

Of the 70 buildings present, at least five are of a non-historic nature (Figure 2-15). Of the remaining historic structures, 27 or 44 percent are considered to be of high, or primary, historic significance, i.e., buildings that are independently eligible for the National Register. Table 2-1 lists the structures thought to be of primary historic significance. The 34 buildings left (56 percent) are of secondary importance, that is, buildings that collectively are eligible for the National Register (see Map 2-8). The historical significance was determined by a general consensus of McCroskey, 1977, and the Idaho State Historical Society, 1977.



FIGURE 2-15. Pre-built Boise Cascade Home (Block 1, Lot 25 1/2). Date of construction ca 1970.

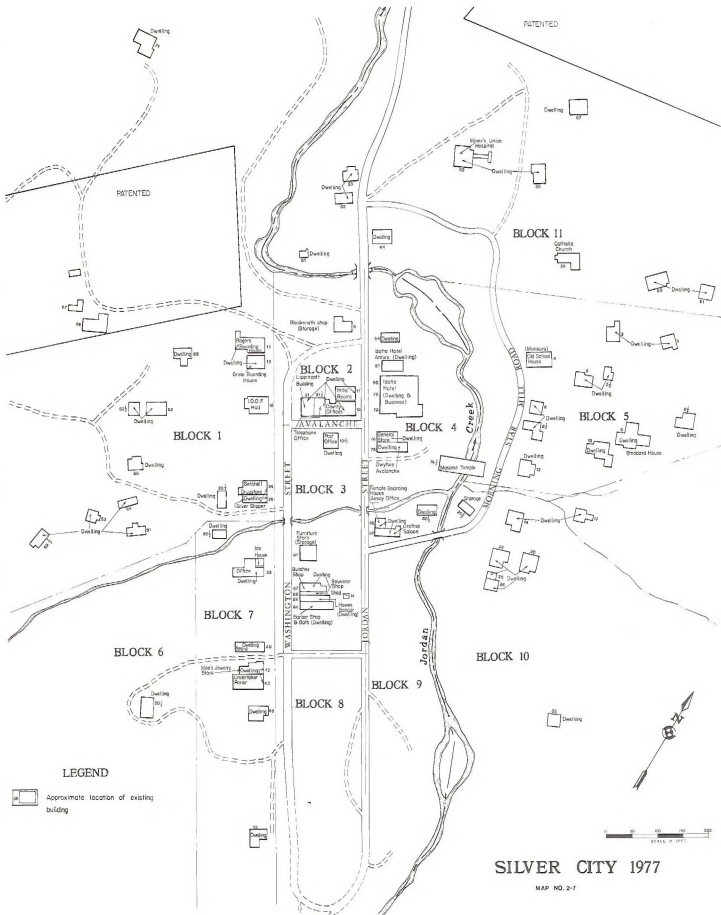


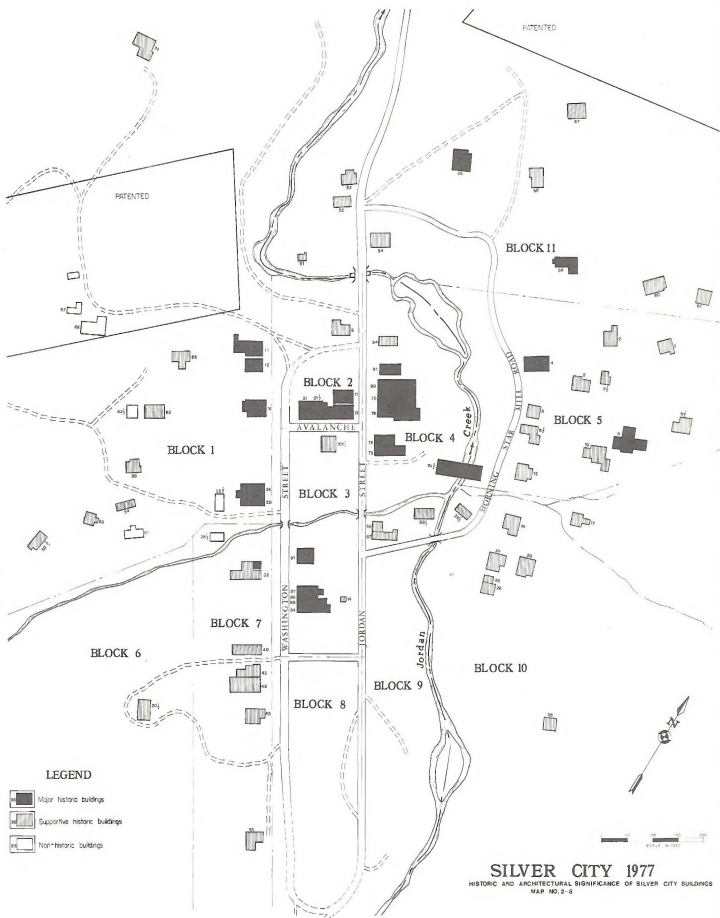
TABLE 2-1

TABLE OF PRIMARY (HISTORICALLY SIGNIFICANT) STRUCTURES

Block No.	Lot No.	Date of Construction	Purpose of Construction and/or Historic Period Use	Present Use
1	11	ca 1873	Boarding House	Seasonal Dwelling
	12	1873	Boarding House	Seasonal Dwelling
	16	1870	Telephone Office and Lodgings	Occasional Lodge Use
	24	1873	Drug Store and Post Office	Seasonal Dwelling
	25	1896	Candy and Notions and Dentist's Office	Occasional Shop
2	11 & 12	1874	Hotel Office & Rooms & Chinese Laundry	Seasonal Dwelling
	13	1873	County Offices	Seasonal Dwelling
	31	1896	(Lippencott Building) Dr.'s Office & Dwelling	Seasonal Dwelling
	31½	1896	Pharmacy	Seasonal Dwelling
3	84*	1865	Barber Shop and Bath House	Seasonal Dwelling
	85 & 86	1865	(Have's Bazaar) General Store	Seasonal Dwelling
	87	1865	Butcher Shop	Seasonal Dwelling
4	67	1869	Saloon	Seasonal Dwelling
	68	1869	Assay Office	Seasonal Dwelling
	74½	1869	(Masonic Temple) Planning Mill	Occasional Hall Use
	75	1867	Hardware Store	Seasonal Dwelling
	76	1867	General Store	Seasonal Dwelling
	78, 79, & 80 **	1865 & 66	(Idaho Hotel) Hotel	Full-time Dwelling and Business
	81	1890	Hotel Rooms	Seasonal Dwelling
	84	1875	Dwelling	Seasonal Dwelling
5	4	1892	School	Museum
	9	1870	(Stoddard Mansion) Dwelling	Seasonal Dwelling
7	31	1867	Ice House	Dwelling - Storage
11	55 ***	1864	Miners' Union Hospital	Seasonal Dwelling
	59	1897	Church	Occasional Church Use

(McCroskey, 1977)

- * A not too common occurrence of a Black American business in early Western times (Johnson, 1975:17).
- ** This hotel was built in Ruby City and moved in three parts by ox team to Silver City (NPS, 1964).
- *** This building is constructed of wood siding over adobe brick (McCroskey, 1977).



SILVER CITY 1977
 HISTORIC AND ARCHITECTURAL SIGNIFICANCE OF SILVER CITY BUILDINGS
 MAP NO. 2-B

The following photography shows buildings of great historic importance. They were taken during the summer of 1977.



FIGURE 2-16. Roger's Boarding House (Block 1, Lot 11), Silver City, 1977 May 2-7. Building is used as a dwelling today.

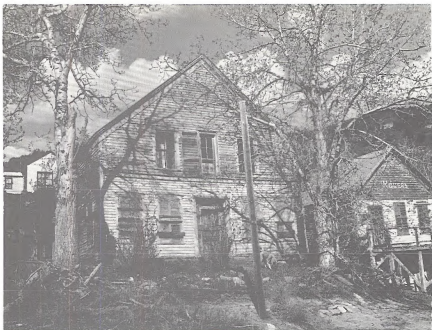


FIGURE 2-17. Grete Boarding House (Block 1, Lot 12), Silver City, 1977 Map 2-7. Building is used as a dwelling today.



FIGURE 2-18. IOOF Building (Block 1, Lot 16). See Silver City Map 2-7.



FIGURE 2-19. Silver Slipper Saloon on left (Block 1, Lot 25); Gretchell Drug (Block 1, Lot 24) on right. Both buildings are used as dwellings.



FIGURE 2-20. Idaho Hotel Annex (Block 2, Lot 11). Building used as a dwelling today.



FIGURE 2-21. Old County Offices (Block 2, Lot 13).
Present use is seasonal dwelling.



FIGURE 2-22. Old Telephone Office (Block 2,
Lot 31 1/2).



FIGURE 2-23. Old Lippincott Building (Block 2, Lot 31). Present use is dwelling.

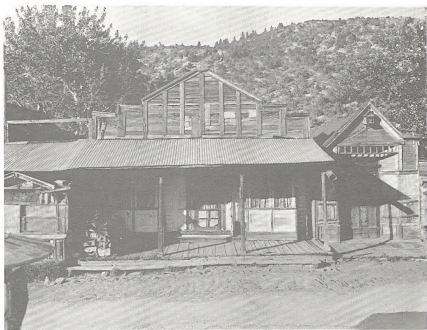


FIGURE 2-24. Hawes Bazaar in center (Block 3, Lot 85). Barber Shop on right. Both buildings are used as dwellings.



FIGURE 2-25. Old butcher shop (Block 3, Lot 87) on left, and old souvenir shop (Block 3, Lot 86) on right. Present use is seasonal dwelling.

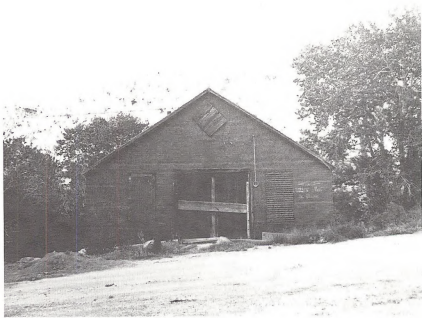


FIGURE 2-26. Old furniture store (Block 3, Lot 91).



FIGURE 2-27. Masonic Temple (Block 4, Lot 74 1/2).



FIGURE 2-28. Old General Store on left (Block 4, Lot 76); old Owyhee Avalanche on right (Block 1, Lot 75). Both buildings are used as dwellings.



FIGURE 2-29. Idaho Hotel (Block 4, Lots 78 - 80).
Present use is a dwelling and cafe.



FIGURE 2-30. Old Hotel Annex (Block 4, Lot 81).
Present use is dwelling.



FIGURE 2-31. School House (Block 5, Lot 4). Used as a museum today.



FIGURE 2-32. Stoddard House (Block 5, Lot 9). Present use is seasonal dwelling.



FIGURE 2-33. Old Ice Building (Block 7, Lot 31). This building has been moved and attached to the building next door (Block 7, Lot 32).



FIGURE 2-34. Old Miners' Hospital (Block 11, Lot 55). Present use is dwelling.



FIGURE 2-35. Catholic Church (Block 11, Lot 59).

Historic Preservation Funds. Although there are federal funds such as Grants-in-Aid and Tax Reform Act funds available for historic preservation of properties listed on the National Register, there have been no known federal funds of any type spent on the buildings of Silver City (Wells, 1977). However, the National Trust for Historic Preservation, a private, non-profit corporation chartered by Congress to aid public participation in historic preservation, has funded two Silver City projects. The building owners have provided the principal source of funds used for historic preservation of Silver City.

Alteration of Historic Buildings. Almost all buildings in Silver City have been changed or reconstructed in some manner. Although they may not be readily apparent, many of these changes have extended the life of the greater portion of the buildings. According to McCroskey (1977), "it is certainly realistic to conclude that Silver City would be more a memory than a reality today, if it had not been for the upkeep done by the building owners."

Many of these changes have resulted in alterations to the exterior that are not historically accurate. During the 1977 architectural survey, exterior alterations and material or form that were not of the historic period of 1865 to 1910 were identified (McCroskey, 1977).

Fifty-nine of the 70 buildings were altered or reconstructed in such a manner that they were not in keeping with the original construction. One hundred and two readily apparent exterior alterations have been identified (see Table 2-2). These intrusions have been classified as: (1) roof alterations; (2) new buildings or major additions; (3) intrusive siding, windows, block chimney, and porches; and/or (4) toilets, propane tanks, and generators.

Figure 2-36 graphically presents the exterior intrusive alterations. An example of each of the four categories of intrusive alterations is shown in Figures 2-37 through 2-41.

Table 2-2
BUILDING ALTERATIONS OR ADDITIONS 4/

Block	Lot	Exterior Alterations Before Silver City Zoning Ordinance	Exterior Alterations After Silver City Zoning Ordinance
1	11	Galvanized roof <u>1/</u>	
	12	Galvanized roof <u>1/</u> Porch removed	
	16	Building restored Galvanized roof <u>1/</u>	
	24	Building restored Galvanized roof <u>1/</u> Toilet <u>1/</u>	
	25	Galvanized roof <u>1/</u>	
	25½	New building <u>1/</u> Toilet <u>1/</u>	
	50½	Galvanized roof <u>1/</u>	
	51	Building rebuilt Galvanized roof <u>1/</u>	
	53	Galvanized roof <u>1/</u> New siding <u>1/</u>	
	58		Galvanized roof <u>1/</u> Roof line modification
	62	Galvanized roof <u>1/</u> Siding <u>1/</u>	
	62½		Building rebuilt
	65	Galvanized roof <u>1/</u> Siding (aluminum) <u>1/</u> Window (aluminum) <u>1/</u>	
	71	Galvanized roof <u>1/</u> Addition <u>1/</u>	
2	11	Balcony and walk Galvanized roof <u>1/</u> Toilet <u>1/</u>	
	13	Galvanized roof <u>1/</u> Propane tank <u>1/</u>	
	31	Galvanized roof <u>1/</u> Block chimney <u>1/</u> Propane tank <u>1/</u>	
	31½	Porch <u>1/</u>	
	3	85-87 101½	Galvanized porch roof <u>1/</u> Galvanized roof <u>1/</u> Block chimney <u>1/</u> Propane tank <u>1/</u> Window (aluminum) <u>1/</u> Toilet <u>1/</u>

Table 2-2 (continued)

Block	Lot			
4	67&68	Galvanized roof <u>1/</u>		
		Window (aluminum) <u>1/</u>		
		Propane tank <u>1/</u>		
		68½	Galvanized roof <u>1/</u>	
		74½		Galvanized roof <u>2/</u>
			Generator <u>1/</u>	
		75&76	Porch	
			Galvanized roof <u>1/</u>	
			Propane tank <u>1/</u>	
		78,79 & 80	Galvanized roof <u>1/</u>	
	Siding <u>1/</u>			
	Propane tank <u>1/</u>			
		Addition <u>1/</u>		
	81	Galvanized roof <u>1/</u>		
	84	Galvanized roof <u>1/</u>		
5	2	Galvanized roof <u>1/</u>		
			Rebuilt shed <u>1/</u> , <u>3/</u>	
		3	Galvanized roof <u>1/</u>	
		4	Galvanized roof <u>1/</u>	
		5	Galvanized roof <u>1/</u>	
		5½	Galvanized roof <u>1/</u>	
		6	Galvanized roof <u>1/</u>	Porch <u>3/</u>
		6½	Galvanized roof <u>1/</u>	
			Siding (plywood) <u>1/</u>	
			Galvanized roof <u>1/</u>	
		8½	Block chimney <u>1/</u>	
			Addition <u>1/</u>	
	Siding (plywood) <u>1/</u>			
	Porch <u>1/</u>			
	9	Galvanized roof <u>1/</u>		
	10	Galvanized roof <u>1/</u>		
	12	Galvanized roof <u>1/</u>		
6	20½	Galvanized roof <u>1/</u>		
		Additions <u>1/</u>		
		Propane tank <u>1/</u>		
		Toilet <u>1/</u>		

Table 2-2 (continued)

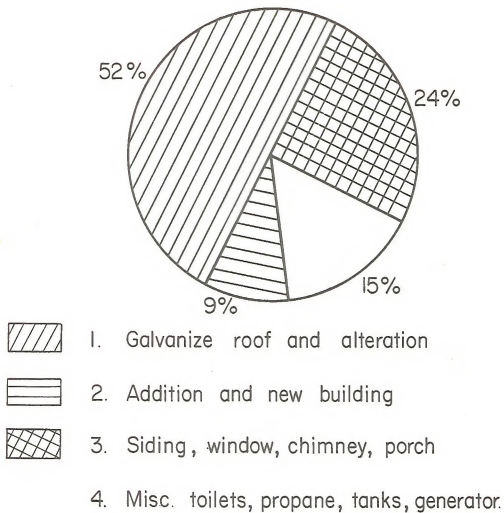
Block	Lot		
7	28½	Building rebuilt	
		Galvanized roof <u>1/</u>	
	32	Block chimney <u>1/</u>	
		Galvanized roof <u>1/</u>	
		Block chimney <u>1/</u>	
			Addition <u>3/</u>
	40	Galvanized roof <u>1/</u>	
42	Galvanized roof <u>1/</u>		
	Addition		
43	Galvanized roof <u>1/</u>		
	Additions <u>1/</u>		
	Propane tank <u>1/</u>		
46	Galvanized roof <u>1/</u>		
	Block chimney <u>1/</u>		
	Window (aluminum) <u>1/</u>		
	Propane tank <u>1/</u>		
	Addition		
<hr/>			
10	14		Galvanized roof <u>1/</u>
			Addition <u>1/</u>
	17	Galvanized roof <u>1/</u>	
		Toilet <u>1/</u>	
		Siding (redwood) <u>1/</u>	
24	Galvanized roof <u>1/</u>		
25,26	Galvanized roof <u>1/</u>		
	Block chimney <u>1/</u>		
		Building rebuilt <u>1/</u> , <u>2/</u>	
<hr/>			
11	51	Galvanized roof <u>1/</u>	
		Porch <u>1/</u>	
	52	Siding (plywood) <u>1/</u>	
		Propane tank <u>1/</u>	
	53	Galvanized roof - partial <u>1/</u>	
	54	Galvanized roof <u>1/</u>	
	55		Galvanized roof <u>1/</u> , <u>2/</u>
	59	Galvanized roof <u>1/</u>	
60	Galvanized roof <u>1/</u>		
61	Galvanized roof <u>1/</u>	Major addition <u>1/</u> , <u>2/</u>	
<hr/>			

1/ Alterations that are not in keeping with the original construction, or the historic period of 1865 to 1910.

2/ Alterations that are in compliance with the Silver City Zoning Ordinance.

Table 2-2 (continued)

- 3/ Alterations that are not in compliance with the Silver City Zoning Ordinance.
- 4/ This table represents readily apparent exterior alterations known as of October 9, 1977. It should be noted that some buildings been altered since this date.



Categories of intrusive Alterations

FIGURE 2-36

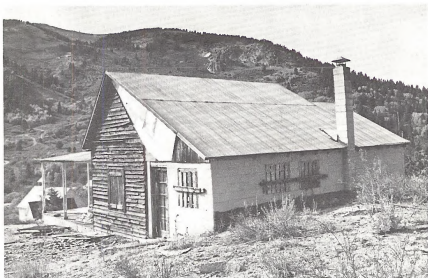


FIGURE 2-37. This building (Block 5, Lot 8 $\frac{1}{2}$) depicts the following intrusions: galvanized roof, cement block chimney, altered roof gable with unmatched siding and an intrusive cement block addition to the original structure.



FIGURE 2-38. A cement block chimney intrusion on this building (Block 2, Lot 31).



FIGURE 2-39. This house is a prefabricated structure placed on a mortared rubble foundation of undetermined date. It has no historic architecture qualities and was placed on the foundation in 1970 (Block 1, Lot 25½).

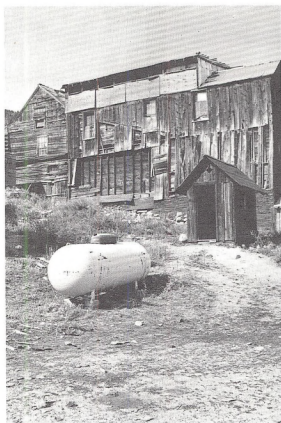
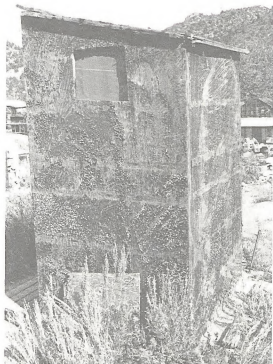


FIGURE 2-40. An example of a propane tank intrusion behind the Idaho Hotel (Block 4, Lots 78, 79, and 80).



FIGURE 2-41.

These two photos represent an intrusive addition (Block 1, Lot 43) and outhouse structure.



Historic Archaeology. Silver City is, in itself, a historic archaeological site. The Smithsonian site number which represents the area is 10 OE 1168 (Sprague, Roderick, Historical Archaeological Testing at Silver City, 1977:2).

During the summer of 1977, Dr. Roderick Sprague, Historic Archaeologist from the University of Idaho at Moscow, assessed the historic archaeology of the Silver City study area. A careful surface survey was made to determine the archaeological resource of Silver City. Of 260 lots surveyed, 90 lots or 34.5 percent indicated potential high archaeological value, 164 lots or 63 percent had less potential value, and the remaining six lots or 2.5 percent could not be evaluated. Appendix C presents the methodology used in assessing the archaeological resource.

In summary, Dr. Sprague's historical archaeological assessment indicates that Silver City has, in spite of extensive destruction and modification, a very high potential for the recovery of scientific and interpretive data.

The archaeological resource of Silver City is suffering from three major effects: (1) amateur archaeological and bottle-collecting activity; (2) extensive parking, camping, and picnicking activity; and (3) excavation in connection with the maintenance and repair of existing structures (Sprague, 1977). In addition, the archaeological resource suffered the following impacts: (1) use of materials from ruins by the building owners for maintenance and repair of their existing structures; (2) use

DESCRIPTION OF THE ENVIRONMENT

of materials from ruins by the building owners to build new structures; and (3) deterioration of the fragile archaeological resource and buildings by continued use. The exact degree of each of these impacts is unknown. However, collectively these activities are known to damage, often irreparably, the archaeological resource of Silver City.

The Silver City Taxpayers Association hired a watchman in 1970 to protect the property of Silver City from vandals. This action has provided some degree of protection to the archaeological resource, but the impacts discussed in this section continue to occur.

Prehistoric Archaeology. There are no known prehistoric archaeological sites within the study area (Green, Tom, Idaho State Archaeologist, Personal Communication, 1977).

Paleontology. There are no known paleontological sites within the study area.

Land Use

Grazing The Silver City study area is within a large grazing allotment used in common by the J. H. Nettleton and the Joyce Livestock Company. Approximately 6,000 animal unit months (AUMs) are allowed for the entire allotment of 43,395 acres which includes Silver City. Grazing use occurs between June 1 and November 1 in the vicinity of Silver City. The allotment is grazed by cows and calves, and the carrying capacity is about ten acres per animal unit month. There is no allotment management plan for

the area. With deductions to account for that area occupied by buildings, roads, etc., there would be about ten AUMs of forage within the study area.

Mining. Placer gold was discovered in the Owyhee Mountains in 1863. The stream beds of Jordan Creek and its principal tributaries near Silver City were worked-out by successive placer mining operations in a few years. About the time placer gold was gone, rich lodes carrying high values in silver and gold were discovered, first on War Eagle Mountain, then on Florida Mountain. The lode veins were quite well defined and relatively easy to find and follow underground. The ore near the surface was exceedingly rich in most mines but diminished rapidly as the depth below the surface increased. One by one lode mines played out when the enriched ore near the surface was gone. Essentially all profitable mining activity came to a stop during the 1920s.

In 1973, the BLM evaluated the mineral resource potential for Silver City and surrounding lands. It was concluded that the mineral values have been mined out and that there is little or no potential for new discoveries (U.S. Department of the Interior Mineral Report, 1973).

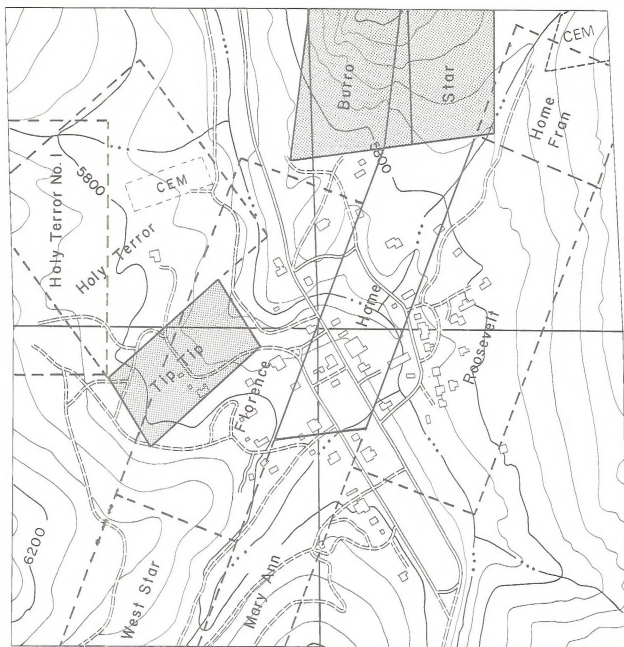
On August 24, 1974, a proposal by the BLM to withdraw 522.67 acres of public lands, including Silver City and surrounding lands, was officially filed (Case No. I-8856). Withdrawal from mineral location and entry under the mining laws was proposed. The purpose was to protect the scenic, historic, watershed, wild-

life, and recreation resources of the old mining towns of Silver City and Ruby City from potentially detrimental (mining) activity. No further action has been taken by the Bureau in the processing of the proposal. By regulation, the withdrawal went into affect as of the date of filing, but the withdrawal had no effect on existing claims, and has no specified time limit. However, the Federal Land Policy and Management Act of 1976 provides that such proposals as this must be processed and adjudicated to conclusion within 15 years after October 21, 1976.

Mining Claims. Most of the buildings at Silver City are on unpatented mining claims (see Map 2-9). The unpatented claims are lode claims with the exception of the Holy Terror and Holy Terror No. 1, which are placer claims. Lode claims are usually rectangular and can be up to 1,500 feet long and 600 feet wide, whereas placer claims are restricted only by maximum permissible acreage, depending on the number of persons who join together to make the location.

Only the Home Lode has been officially surveyed and has the designation "Mineral Survey No. 1577." According to the BLM land records, the Home Lode M.S. No. 1577 was located on July 23, 1885, by F. M. St. Clair and F. T. Douglas, and was described as being bounded on the north by the Morning Star and on the south by the Potosi and "runs under the Idaho Hotel." When surveyed in 1900, the claim was owned by David Adams and Timothy Regan. These gentlemen made application for patent in 1908 (B-02421). The application was rejected in January 1913, for "lackes", i.e.,




T5S R3W
S $\frac{1}{2}$ NE $\frac{1}{4}$, N $\frac{1}{2}$ SE $\frac{1}{4}$, Sec. 6



0 330 660 990 1320

SCALE IN FEET

MINING

-  Patented Mining Claims
-  Surveyed Mining Claims
-  Unsurveyed Mining Claims

MAP 2-9

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failure to diligently comply with requirements for submitting proofs. The record shows that sometime after the application was filed, the interest of David Adams devolved upon Green Adams. The present Home claim appears to be a relocation in 1923 by W. J. Stoddard, predecessor in interest to the present owners.

Other than the Home Lode M.S. 1577, the relative positions of the unpatented claims, as shown on the mining claim map, have been plotted from either narrative descriptions or location notices and other information which was sometimes augmented by old, unofficial maps.

The following table provides information from the official records of Owyhee County with respect to known, actively held unpatented mining claims located within the study area:

<u>Claim</u>	<u>Locators</u>	<u>Recent Notices of Annual Assessment Work Filed By:</u>
Home Lode	Wm. J. Stoddard, et al.	Philip Cramer <u>1/</u>
Home Fraction Lode	Wm. J. Stoddard, et al.	Philip Cramer
Roosevelt Lode	Wm. J. Stoddard, et al.	Philip Cramer
Mary Ann Lode	Wm. J. Stoddard, et al.	Philip Cramer
Belle Stoddard Lode	Wm. J. Stoddard, et al.	Philip Cramer
Marjorie Lode	Wm. J. Stoddard, et al.	Philip Cramer
West Star Lode	Wm. J. Stoddard, et al.	Philip Cramer
Florence Lode	Lorenzo Pedracini, et al.	Bill Hansen <u>1/</u> , et ux
<u>2/</u> Teg Lodes 1-258; 300-303	Silver Enterprise Mining Corp.	Silver Enterprise Mining Corp.
Holy Terror Placer	W. A. Lewis	H. R. Statham <u>1/</u> , et al.
Holy Terror No.1 Placer	W. A. & Emily B. Lewis	H. R. Statham, et al.

1/Philip Cramer, Bill Hanson, and H. R. Statham are the only building owners who have mining claims within Silver City. Philip Cramer's and Bill Hanson's homes are located on their respective unpatented claims.

2/Not shown on Map 2-2 since this is a very large group of claims, apparently overlapping all the other claims and the entire area of the statement. The configuration is not determined.

The only patented claim within Silver City is the five acre Tip Top Mill Site, M.S. 1303B shown on Map 2-3. There are three owners, one of whom has a two-story residence, a garage, and storage building. The tract was the site of the Lincoln Mill of which only the foundation remains. The Idaho Power Company formerly used a portion of the site for a power substation.

Recreation. The Idaho State Comprehensive Outdoor Recreation Plan (SCORP) identifies Silver City as a significant national recreation resource requiring special protection. It suggests that BLM set aside this resource and manage it primarily for resource protection and recreation.

The primary activity at Silver City is sightseeing which centers around the historic structures, old mines, and schoolhouse museum. Many people record their visits through photography. Silver City is one of the most photographed attractions in southwest Idaho.

Silver City's value as a sightseeing attraction is due to a combination of natural features, mining development, and historic buildings. In mid-summer, the upper Jordan Creek Basin also provides a welcome relief from high temperatures in the lower valleys.

Depending on the time of year and the condition of the access road, travel may be by passenger car, pick-up, 4-wheel drive, foot, horseback, motorcycle, snowmobile, or cross country ski. The form of transportation may be an important part of the total

DESCRIPTION OF THE ENVIRONMENT

visit. There are about 15 miles of low-quality roads and trails in the study area that are used for hiking, off-road vehicle operation, and cross country skiing. Jordan Creek supports trout and fishing is only rated as fair (BLM's West Owyhee URA Recreation Evaluation).

Those visiting in the winter find it very rewarding since they can better relate to the difficulties and personal hardships associated with life in early mining camps in the Idaho mountains.

Fall foliage colors, spring flowers, and winter snows all contribute to the ever changing scene and contribute to the sight-seeing experience.

Recreation Facilities and Management. At present the BLM's effort to manage recreation use in the study area is minimal. The Boise District has attempted to provide some visitor use supervision and to control littering by placing a recreation aide and fire crew in Silver City during the summer months.

There are no developed camp or picnic facilities in the study area. No potable public water is supplied by the BLM. Public sanitary facilities in the study area consist of two vault toilets north of town, and two at the south end.

Access roads into the area are only maintained at a minimal level. Limited commercial facilities are currently available in the Idaho Hotel. The hotel services include guided tours, limited food service, and the sale of pamphlets and books. A museum in the schoolhouse is open to the public during the summer season.

Interpretation, other than what is available at the hotel, the museum, or by talking to Silver City taxpayers, consists of brief building descriptions posted on some buildings.

A number of people arrive in Silver City expecting to find a full range of facilities including service stations, grocery stores, and motels. The Idaho Highway Map indicates an improved road connects State Highway 45 and US 95. This has resulted in serious problems to some travelers in the past.

Visitor Use. Estimates of annual visitation range from 20,000 to 30,000 visits based on information from the Silver City Taxpayers Association and the BLM. Heavy use occurs during summer weekends, especially those involving holidays. The peak occurs in late July, when the annual Owyhee Cattlemen's Association Convention attracts over 1,000 people to Silver City.

An examination of the visitor book in the Idaho Hotel for the period from January 9 to June 16, 1976, showed that 627 signatures were from Idaho, 66 from Oregon, 30 from California, and 18 from Washington. There were also nine visitors from Canada, Great Britain, Mexico, and West Germany. The majority of the Idaho use originates from the Treasure Valley area in southwest Idaho. According to BLM records and information on the guest register, people from every state have visited Silver City.

The largest single group of recreation visitors to Silver City are the building owners themselves. Proportionately, they account for the greatest recreation use, if all their visits

DESCRIPTION OF THE ENVIRONMENT

during periods of occupancy or at other times are considered to be for recreation purposes. Potential recreation use of Silver City is covered later in Chapter 2 of the section titled Description of the Future Environment without the Proposed Action.

Aesthetics

Visual Resource. The natural landscape in the study area has been totally modified by mining activity, road construction, and settlement of Silver City. The resulting scene represents the primary attraction in the study area.

At one time, the surrounding mountains were denuded, but second growth timber stands have become established.

The existing natural landscape enhances the individual character of each standing building and the ruins of former buildings.

The evidence of past mining (shafts, tailing piles, and roads) scars the surrounding hillsides but is an important part of the area's history and adds to the scene.

The dominant landscape feature is probably color. The natural vegetation, exposed soil and rock, and weathered wood in the buildings all contribute to this montage of color. As the seasons change, so do the colors, including the different shadow and light patterns on the surrounding hillsides.

The most obtrusive features in the landscape are modern vehicles.

Air quality as it relates to viewing the characteristic landscape is good. The only exception would be dust from the movement of vehicles.

Noise. Based upon field observations, noise levels in the study area vary considerably depending on the season and day of the week. Generally, mid-summer weekend noise levels are the highest due to the number of visitors. The only exception would be the noise of a few gas-powered generators. Overall noise levels are very low in the area, normally less than the 92 db rating associated with automobile traffic.

Odor. A noticeable odor is wood smoke. There may also be some localized odors associated with the existing outhouses. Cattle graze in town and along Jordan Creek. These animals never reach numbers which would cause a problem, but there are odors associated with their presence.

Soil

Silver City and the immediate vicinity are within an area of about 50 square miles which has been invaded by an intrusion of granite which is apparently an off-shoot from the extensive area of the Idaho Batholith, of similar granitic material covering most of central Idaho. This structure includes the higher mountains immediately to the north, east, and south of Silver City, including War Eagle Mountain. Between Silver City and the summit of Florida Mountain, however, the surface geology changes abruptly from granitic to Columbia River basalt.

DESCRIPTION OF THE ENVIRONMENT

Bedrock granite is readily exposed in street and road cuts and in foundation excavations within Silver City. The granite is a poor aquifer. Domestic water has in the past been derived from surface water sources.

The soils of the area are poorly developed. For the most part the surface covering consists of coarse decomposed granite over bedrock. The surface cover of decomposed granite is highly permeable and does not erode readily. However, soil alterations associated with building, structure modification or maintenance occurs. This disturbance is normally confined to the construction area.

Vegetation

The present vegetation in and around Silver City has evolved as a result of many influences of man. During the late 1800s and early 1900s, much of the standing timber was cut and used as support structures in the mine tunnels and slopes. This resulted in a general opening up of the canopy and allowed an increase in the number of grasses and forbs that comprise the vegetative community. This is also evidenced by the many Douglas fir, mountain mahogany, and juniper seedlings found in the immediate vicinity. These tree species were also utilized for firewood and construction material during the active mining days.

About twenty acres have been altered as a result of placer mining in the area. These areas exhibit a wide variety of invader

vegetative species that are common to an area in an early seral stage after a massive surface disturbance.

For definitive purposes, the vegetation within the ES area can be divided into six distinct areas.

Area I - Mountain Mahogany/Juniper. These areas are found on steep slopes with shallow, dry soils and consequently, support a more sparse vegetative community than surrounding areas. The dominant vegetation in these areas is mountain mahogany, juniper, and scattered Douglas fir. A small stand of limber pine is situated on Newsome Ridge just northeast of the Morning Star Mine. This is considered to be a disjunct population and is probably a remnant of a former climatic period.

Area II - Creek Bottoms. Dominant vegetative species in this area include dense stands of willow with scattered poplar, cottonwood, and chokecherry trees along the creek bottoms. Understory species are relatively abundant in this area because of the availability of water and fertile soil.

Area III - Protected Areas. There are two cemeteries within the study area. The large cemetery west of Jordan Creek has been fenced for many years and has received no significant grazing pressure from domestic animals. The fence around this area should be maintained in good condition because the vegetation inside the boundary serves as an excellent reference. Species diversity inside the cemetery is much higher than outside, thus giving an indication of the natural potential of the site. Dominant species

DESCRIPTION OF THE ENVIRONMENT

within the cemetery include quaking aspen, elderberry, snowberry, sunflower, mountain brome, needlegrass, and squirreltail.

Area IV - Mountain Shrub. This area is found in the foothill areas adjacent to the valley bottom. Soils here are deeper and more fertile than those found in the mountain mahogany and juniper area. The slopes are more gentle and there are fewer rocks in the soil profile. Dominant vegetative species in this area include big sagebrush, snowberry, rose, currant, Indian paintbrush, holly grape, bluegrass, and needlegrass.

Scattered stands of juniper and Douglas fir occur in the higher elevations of this area. Douglas fir is usually found on north exposures.

Area V - Vegetation within Town Boundaries. Many domestic and ornamental species still inhabit the roadsides and abandoned yards and gardens within the town. Many of these species appear to be reproducing and actually increasing in numbers. Cottonwood and poplar trees still occur along some of the streets. Yards in the old residential areas still have remnants of roses, elderberries, willows, lilacs, and currants.

Area VI - Conifer/Aspen. This area is characterized by Douglas fir and quaking aspen. Scattered juniper and mountain mahogany also occur in the lower reaches of this area.

Native species observed during a field investigation conducted on July 26, 1977, included the following:

Grasses

Volga wild rye
Basin wild rye
Sandburg bluegrass
Kentucky bluegrass
Needleandthread
Letterman needlegrass
Cheatgrass

Forbs

Sheep sorrel
Mint
Desert parsley
Penstemon
Phlox
Curley-leaved dock
Goldenrod
Dandelion
Western yarrow

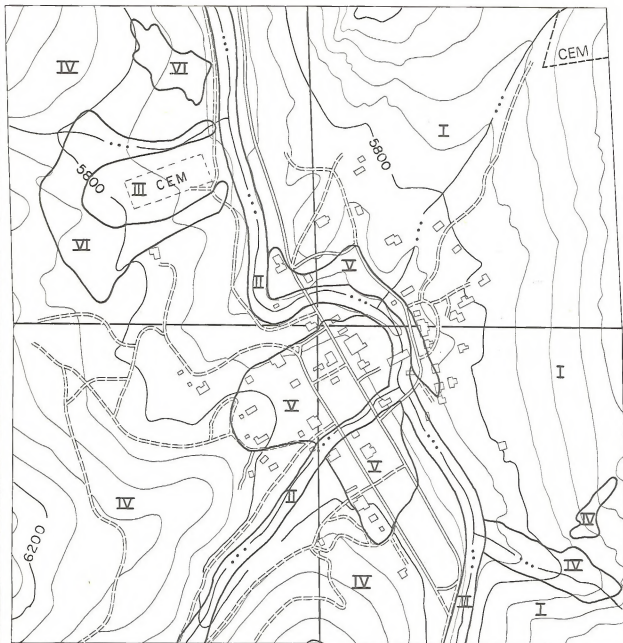
Shrubs

Big sagebrush
Silver sagebrush
Snowberry
Holly grape

Map 2-10 shows the location of the six vegetative areas. A considerable amount of overlap occurs between the areas. A field examination was conducted for the entire study area on July 26, 1977.

Threatened or Endangered Plants. Two field investigations were conducted in July 1977, to determine if any rare or threatened vegetative species occurred in or around the study area. No species contained in the list of endangered or threatened plants for Idaho in the Federal Register, Vol. 40, No. 127, page 27855, or the Federal Register, June 16, 1976, were found in, or adjacent to, the study area.

T5S R3W
 S½ NE¼, N½ SE¼, Sec. 6



VEGETATIVE TYPES

- | | | | |
|--|---------------------------|---|-----------------------------------|
|  Area I | Mountain Mahogany/Juniper |  Area IV | Mountain Shrub |
|  Area II | Creek Bottoms |  Area V | Vegetation Within Town Boundaries |
|  Area III | Protected Areas |  Area VI | Conifer Aspen |

MAP 2-10

2-68

Simil onion is endemic to eastern and southern Idaho and Lake County, Oregon. It is found quite commonly in the Silver City area. However, no specimens were observed on the July 26, 1977 field investigation.

Wildlife and Fishery

Wildlife. Each plant community found in the study area provides habitat for animals. Some animals may be found in several plant communities, whereas others are associated with a single plant community. Some wildlife species may be more dependent on human structures than on plant communities.

Mammals commonly observed in the Silver City area are mule deer, Belding ground squirrels, golden-manteled squirrels, coyotes, and hoary bats. Species normally not seen due to nocturnal activities include bushy-tailed woodrats, deer mice, and house mice. Domestic cattle, horses, cats, and dogs are occasional inhabitants of the area.

A variety of song birds can be seen around Silver City. Hummingbirds, warblers, and Lazuli buntings are associated with the riparian vegetation along Jordan Creek. Mourning doves, violet-green swallows, and robins are abundant in the townsite. Raptors, such as sparrow hawks, turkey vultures, and red-tailed hawks may be observed soaring in the immediate area.

Garter snakes, rattlesnakes, Western toads, and a variety of lizards are common amphibians and reptiles in the area.

Threatened or Endangered Wildlife. In order to determine the presence of threatened or endangered wildlife species, Bureau of Land Management wildlife biologists reviewed the List of Endangered and Threatened Wildlife, conducted an on-site survey, and contacted Idaho Department of Fish and Game personnel. None of the species on the list are known to occur within the study area.

The BLM/State of Idaho Sensitive Species List (see Glossary) was also reviewed. California bighorn sheep, bobcat, and mountain quail are known to occur in or near the area of Silver City.

The Delamar Baseline Study (Boise State University, 1976) is the most recent and thorough review of terrestrial wildlife and can be reviewed at the BLM Boise District Office for a more detailed account of terrestrial wildlife in the Silver City area.

Fishery. In Jordan Creek there are red-banded, brook, and rainbow trout. Habitat in the upper part of the watershed would be classified as being in good condition. Banks are generally stable, pool-riffle ratios are favorable, and there is an abundance of overhanging vegetative cover.

To date the most comprehensive water quality assessment in the Jordan Creek area is being conducted by a student group associated with Boise State University. In a report pertaining to the first work (Vincent, et al., 1976), it was concluded for water chemistry that "the data from the study suggests the system surrounding and flowing through the --- region was of high quality." Also, from preliminary data obtained by the State of Idaho Department of Health and Welfare, it has been shown (Idaho Department of

Health and Welfare, letter, 1977) that on the dates chemical and bacterial samples were collected, state water quality standards were not violated.

Based on a field evaluation of the area near the townsite, it was assessed that historic mining activities have impacted the stream more than current activities. Assuming that habitat alteration activities in and near the townsite will not occur in the future and that State of Idaho water quality standards are complied with and stream flows are maintained, trout, including the red-banded which is on the BLM Sensitive List, will continue to exist successfully.

Socio-Economic Characteristics

Owyhee County. Owyhee County is a rural, agricultural county located in the southwest corner of Idaho. The development of land from rural to urban has been gradual and growth has been confined to the Snake River lowlands. Only Homedale and Marsing have shown any substantial growth in recent years and contain a mixture of residential, commercial, and industrial uses. Industrial development has been limited to mining because of the distance to markets. The population of Owyhee County increased one percent between 1950 and 1960 and .7 percent between 1960 and 1970. This was at a much slower rate than the other Boise District counties (Adams, Boise, Valley, Washington, Payette, Gem, Ada, Canyon, and Elmore) and the State of Idaho. Estimates of 1975 population range from 7,065

DESCRIPTION OF THE ENVIRONMENT

(Idaho Department of Water Resources, 1976) to 7,500 (Bureau of Census, 1976). In 1974, the birth and death rates per 100 population were 19.7 and 8.1, respectively. It is believed that the large population increase from 1970 to 1975 is due to increased employment opportunities in the mining and agricultural sectors.

In 1970 and 1975 roughly 52 percent of the population in Owyhee County were males while in 1975 slightly less than one-half of the population in Idaho were males. In 1975 the median age in Owyhee County was 24; the median age for Idaho was 28. An influx of younger workers has contributed to lowering the median age in Owyhee County (Bureau of Land Management, 1976).

Between 1960 and 1970 there was a net out-migration from Owyhee County and the State Of Idaho. Owyhee County's out-migration rate was 75 percent higher than that of the State. This was reversed between 1970 and 1975 when both Owyhee County and Idaho experienced net in-migration rates. This was due to increased employment opportunities and a reversal of the rural to urban trend of the 1960s.

Owyhee County is one of the least densely populated counties in the state with less than one person per square mile. The state density was 8.6 persons per square mile in 1970 and 9.9 persons per square mile in 1975.

The median housing value in Owyhee County in 1970 was \$9,000; in the Boise District it was \$11,770. These figures would be higher today due, in part, to inflation; just the cost of infla-

tion raised prices 40 percent from 1970 to 1975. In 1975 dollars, the median housing value in Owyhee County was \$12,625 - in the Boise District, \$16,511. The median age of houses in Owyhee County is 35 years; in the Boise District 36 years; and in the state, 33 years.

Between 1940 and 1974, real per capita personal income increased by close to 150 percent, the Boise District increased by 160 percent, and the State of Idaho, by 210 percent. Total personal income also increased but not as fast as the Boise District or the State.

In Owyhee County, the civilian labor force has increased from 2,395 in 1970 to 3,646 in 1975. With this increase in total labor force, there has also been a substantial increase in the level of unemployment - from 3.1 percent in 1970 to 6.8 percent in 1975. But even with this increase in the unemployment rate in Owyhee County, this percentage is still below that of the State of Idaho. The state figures are: 5.2 percent unemployment in 1970 and 7.3 percent in 1975.

Agriculture is the major industry in Owyhee County, employing 992 out of 2,613 employed people in 1975. Other significant sectors are state and local government and trade, employing 308 and 299, respectively, in 1975.

According to the June-July 1977 issue of Idaho Image, an economic publication of the Division of Tourism and Industrial Development, the DeLamar Silver Mine, located ten miles from

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Silver City, is now employing a 125-man crew and is operating 24 hours a day. It is the country's third largest silver mine and the largest open-pit silver mine in the world.

Of the 2,324 workers in Owyhee County in 1970, 68.0 percent of them worked in their county of residence. Of those who did commute to work outside their county of residence, 423 of 533 went to work in Canyon County. Canyon County also supplied the most "in-commuters" to Owyhee County, 314 of 437 who worked in Owyhee County but did not live there.

Land Use Plans, Controls, and Constraints. The Owyhee County Comprehensive Land Use Plan was adopted by the County Commissioners in December 1974. Preservation of the archaeological, architectural, and cultural history of Owyhee County was identified as the historical goal for the County. The plan also encourages the preservation of Silver City and discourages any development which may have an adverse effect upon Silver City.

The County of Owyhee, Idaho, has an ordinance known as the Silver City Area Zoning Ordinance. This document became effective August 14, 1975, and is the final ordinance concerning Silver City on file with Owyhee County (Jayo, Barbara, Personal Communicaton, 1977). The document is:

An ordinance relating to the preservation of historic properties in Silver City, Owyhee County, State of Idaho; defining certain terms, providing for special use districts; providing for the preservation and non-destruction of historic properties; providing for enforcement; providing

for applications for certificates of appropriateness; providing for continuance of existing uses; providing for maintenance and repair of structures; providing for guidelines; providing for appeals; providing for amending procedures; providing for variances; providing for interpretation; fees; severability and emergency.

(Board of County Commissioners, 1975:1)

The purpose for the ordinance is for "prompting the historic, educational, cultural, economic, and general welfare of the people through preservation, restoration, and protection of buildings, structures and appurtenances, sites, places, and elements of historic interests within the area of the City of Silver City, County of Owyhee, State of Idaho" (Ibid:1).

Effectiveness of the Silver City Area Zoning Ordinance.

After passage of the Silver City Area Zoning Ordinance on August 14, 1975, it became apparent that some building owners were making changes to their structures without first submitting applications for approval to the Owyhee County Planning Board. At least four such situations were identified in 1976 (Hyslop, Owyhee County Preservation Officer, Letter, 1976). In order to give advice on historic architecture to the Planning Commission, a Historic Advisory Committee was organized in December 1976. During 1977, eight applications for building variance were received by the planning board. The Historic Advisory Committee had opportunity

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to make recommendations only on two of these applications, and in both instances, the recommendations were not followed by the planning board.

It has been stated that:

"The ordinance has not been as effective, on the surface at least, as some would like to see. There have been incorrect interpretations of the ordinance. There have been violations of the ordinance. There has been confusion as to procedure on the part of county employees and county officials." (Hyslop, 9/15/77, Letter).

The planning board now requires that all applications for building work be submitted by the second Monday in March of each year and that all such applications will be reviewed by the Historic Advisory Committee before approval. This is intended to give county officials and the Historic Committee an opportunity to process the applications.

Silver City.

General. There are 70 major buildings located on public land owned by 60 individuals or families on the assessor's tax list. The county occupancy rate in 1970 was 3.1 persons per dwelling unit; therefore, the population estimate for Silver City is 186 persons. Only two families live there year-round. Several families live there full-time in the summer months, June to October, and most homeowners spend weekends there. Sixteen building owners' major residences are in Owyhee County and 56 are in the State of Idaho. Seven building owners live out of state as follows:

Arkansas	1
California	2
Nevada	1
Oregon	2
Washington	1

For a description of the houses, please refer to Appendix B. Although there are few public facilities, the Idaho Hotel, which is operated as a restaurant and bar, and two gift shops provide the basic commercial establishments which serve the general public. Tourism is the principal source of income for the hotel owner. For many families, Silver City represents a living historical location because many of the homeowners' parents and grandparents were born there.

Community Characteristics. The Silver City Taxpayers Association was formed in the mid-1960s, and is the closest approximation to a local governmental body. This is an organization of building owners formed to provide protection from vandalism, keep the town clean, and pull together as a working force for community tasks.

More recently, the association expanded their objective to improve the community water system. Resolution of the occupancy problem is a concern of the association, but was not a primary objective for establishing the organization. Forty of the 60 current building owners belong to the association. Five members of the association reside outside of the State of Idaho.

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They meet annually, usually in July, plus ad hoc meetings. The association has a Board of Directors (8 members) that meet quarterly. The president, secretary, and treasurer belong to the board.

Funds are collected by annual dues, donations, and benefit dances held outside the community. These funds are used for payment to a watchman from October 15 to March 15, plus supplies and repairs to the water system. Owyhee County contributes \$600 per year to the Taxpayers Association for watchman services.

Each summer, the association holds work weekends to clean up the community and take care of safety hazards. The association sponsors a Fourth of July celebration for building owners, friends, "old timers", and some "outsiders".

The Taxpayers Association was responsible for drawing up a Historical Preservation Ordinance for the area and the County Commissioners passed it in 1975. Only recently, since a building inspector and historical preservation officer have been hired, has the county had any enforcement capability.

Social Attitudes and Values. The information in the values and attitudes section was gathered by interviewing nine persons during seven interviews. The respondents included seven Silver City homeowners and two leaders within Owyhee County. The reader should be cautioned against extrapolating from this information for two reasons. First, those people interviewed were not a representative sample of Silver City's population. Second, the

interviews were conducted in an open-ended manner so that the residents could fully express themselves. Thus, not all those interviewed were asked the same questions.

Silver City homeowners are primarily weekend visitors. Many families are descendents of 19th century Silver City miners. The homeowners are committed to preserving Silver City as a historical place while adding modern conveniences such as tin roofs to prevent the buildings from falling down.

The homeowners feel that they, not any governmental agency, have preserved Silver City. Many homeowners feel that they are preserving their own heritage. To others, Silver City is just a place for a second home. Many would like to see Silver City remain unchanged so that their children and grandchildren can enjoy it unspoiled. Because many people care about the town, they have spent time fixing up their homes and participating in the social affairs of the community.

The fact that several building owners with permanent homes located great distances from Silver City make regular visits and take a vital interest in participating in social affairs and social commitments to the community identifies a cohesive spirit within the community.

Silver City residents place a great deal of value on maintaining the pioneer spirit and they show this by trying to maintain the town as it was. Most residents consider the preservation of Silver City as an important part of their lives.

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All of the building owners interviewed expressed dissatisfaction with the Bureau of Land Management's policies regarding Silver City. Five of the building owners stated they favored purchase of the land their buildings stand on to solve the trespass situation. One owner expressed the feeling that anything less than ownership of the land their building stands on puts them in a position where they could be "thrown out" at the whim of a land manager or a change in land use plan. Another concern expressed is, if their building was destroyed by fire or other catastrophe, they would not be allowed to rebuild, unless they owned the tract. Assigning their property to heirs is important to building owners (three residents expressed this comment) and they wish to be in a position of security on this issue.

Several residents feel that the Owyhee County ordinance restricting building improvements in Silver City is adequate and Federal protection is not needed. The Silver City Taxpayers Association is very critical of the way BLM has handled the Silver City occupancy problem.

Several building owners expressed concern on not being able to afford the lease rental plus keeping the building habitable.

Based upon interviews of Owyhee County leaders, Silver City is an unimportant issue to other residents of the county.

The major issue in the county is the soon-to-be-published land use plan. Many county residents would like to see the Silver

City question settled one and for all. They feel it has taken too long and has used too much of the county's time.

Rights of Silver City Taxpayers. Only three buildings in Silver City are located on private land. Seventy remaining structures are on public land administered by the Bureau of Land Management. A legal review has been conducted by the Department of the Interior, Office of the Solicitor, Boise, Idaho. It was determined that, "Mere occupancy and improvement of public lands, no matter how long continued, give no vested right (to the Silver City building owners) therein as against the United States or purchaser from it 3 Am Jur 2d Adverse Possession § 205." In other words, the Silver City building owners have no legal right to the public land or the occupation or use of it, until authorization is granted for use and occupancy of public land through a permit, lease, or land transfer.

Service Systems.

(Water Supply System). The present water system in Silver City is comprised of portions of two original systems that date back to the town's conception. Its main purpose was to supply water to the Idaho Hotel located on Jordan Street (Idaho Water Resource Board, April 1972). The water originates from a spring located on the Holy Terror mining claim on Florida Mountain. The spring water rights are filed in the name of the Silver City Taxpayers Association (Orton, Clarence, Interview, September 6, 1977). The Association is responsible for maintenance and repair of the water supply system. Water from the spring flows in a pipe

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about one-quarter mile to a circular, wooden-stave, 18,000-gallon storage tank. The pipeline continues from the tank to the hotel, with a main lateral running along Washington Street. There are approximately 30 building owners hooked into the water system, and up until this year, a faucet was located near Clarence Orton's house for public use. (Orton, Clarence, Interview, August 24, 1977).

Due to the age, poor condition, and recent winter freezing damages to the water system, the Silver City Taxpayers Association and some other building owners have replaced segments of the original galvanized steel pipe with PVC and rubber pipe to upgrade the water lines. The wooden storage tank leaks and the taxpayers intend to replace it in 1978 with a steel tank. Substantial water savings could be gained by doing this which would make more water available to the building owners and the public. By providing volunteer labor, the Taxpayers Association estimates that the water system can be completely replaced for about \$10,000 (Orton, Clarence, Interview, August 24, 1977). Since the water system is located on public land, the Taxpayers Association must obtain a permit from BLM for any earth disturbing activities.

A water sample taken from the storage tank on July 31, 1977, by the Southwest District Health Department, showed that the water was contaminated by coliform bacteria. Residents were advised of the problem and food service establishments were instructed to

discontinue use of the water. A sample taken on August 18, when the spring flow was higher, showed no contamination (Southwest District Health Department, Letter, September 6, 1977).

There are also three other wells in town. They have in the past been used by several families but are not apparently used for domestic purposes. Many of the building owners bring water with them for drinking when visiting Silver City (Hoagland, Interview, September 7, 1977).

(Sanitation System). With the exception of one water-carried sewage disposal system which utilizes a septic tank and drainfield, all the building owners in Silver City have outdoor privies. The building owners in Silver City are responsible for maintenance and repair of their sanitation systems. In August 1977, the Southwest District Health Department inspected most of the outhouses in Silver City for compliance with state health laws. Approximately 15 privies were found to meet state regulations or require minor maintenance to be in compliance, and about 30 units needed major repairs or new facilities (Southwest District Health Department, Letter, September, 6, 1977).

The Health Department identified conditions that violate state health standards. Much of the ground under Silver City is coarse-textured or granular and quite pervious, which allows sewage to readily leach through the soil substrate. This situation, coupled with the fact that most outhouses have unsealed earth pits, allows sewage to leach downslope toward Jordan Creek.

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A number of privies are adjacent to the creek and over time may contribute to sewage pollution of the stream (see Water Quality section). In general, many of the outhouses are not rat- and rodent-tight, giving access to vermin.

The BLM has two toilets in the study area which have sealed vaults that are periodically pumped out. The Health Department considered them to be in compliance with state law but noted that they were not fly- or rodent-tight. They are heavily used by tourists (Southwest District Health Department, Letter, September 6, 1977).

(Solid Waste Disposal). The BLM has a number of trash cans at the campground next to town and at undeveloped spots along Jordan Creek. These cans are used by the public and emptied by the BLM summer fire crew.

The building owners burn combustible solid waste in their wood-burning stoves and take the rest home or dispose of it at the Owyhee County metal bin at Murphy.

Occasionally litter has accumulated in Silver City after organized events such as the annual Idaho Cattlemen's Association meeting. Some building owners have complained that the litter was not picked up by the responsible people.

(Fire Protection). There is no formal fire fighting organization in Silver City. The Silver City Taxpayers Association has encouraged building owners to have fire extinguishers and many individuals have them in their structures (Orton, Clar-

ence, Interview, September 6, 1977). There is a threat of structure fires mainly during the heavy-use, dry summer months. The old wood of the buildings is dry, much of it unpainted and, theoretically, many structures could be destroyed in short order if a fire got out of control. A fire wiped out one whole block in 1908. The BLM maintains a three-man fire crew in the area during the summer, but these personnel are trained only in range fire suppression. This crew would not be authorized to enter a burning structure but could be utilized to check the spread of fire to surrounding ground. In 1973, CH₂M Hill Company prepared a proposal for the Silver City Taxpayers Association concerning a fire protection system. They pointed out the need for the community to purchase a portable pump that could be used at known water sources, training of a volunteer fire department, inspections to identify fire hazards, and development of a new water supply and water distribution system with hydrants and hoses (CH₂M Hill, Letter, September 13, 1973).

(Law Enforcement). Since Silver City is unincorporated, the community has no law enforcement agency. The Owyhee County Sheriff, located in the county seat of Murphy, has the responsibility for enforcement of county and state laws. The BLM has the responsibility to enforce federal rules and regulations established by the Organic Act. During various periods in the past, a watchman has been hired by the Taxpayers Association to help protect the community from vandalism, mainly during the winter and spring months.

(Electrical Supply). There is no power line into Silver City. One was taken out in the early 1940s when the county seat was moved to Murphy. Electricity is supplied to several homeowners and the hotel by generator power plants. In addition, some residences use propane gas for heaters, refrigerators, and lights.

(Telephone Service). There are four telephones in Silver City. They are located in the Idaho Hotel and in three residences (Orton, Clarence, Interview, September 6, 1977).

DESCRIPTION OF THE FUTURE ENVIRONMENT WITHOUT THE PROPOSED ACTION

The following section describes the possible future environment of the Silver City ES area at the year 1997 if the proposed action is not implemented.

Cultural Resource

There are presently 70 major buildings in Silver City. Twenty-seven (44 percent) buildings have major historic or architectural significance; 38 (56 percent) buildings contribute to the historic setting; and five buildings are nonhistoric.

Nine buildings are in need of immediate repair by the building owners to prevent their loss. Five of these buildings have major historic and architectural significance. If this repair is

not done, these buildings can be expected to be lost in the future. Based on past action, it is highly likely that building alterations which are not in the keeping with historic setting will continue to be made. In addition, new structures not consistent with the historic scene will be constructed.

Based on past activities, it is assumed that extensive and irreparable destruction of Silver City's historical archaeological resources will continue. Without proper management of Silver City's archaeological resource, it would not be possible to curtail the continuous destruction of these fragile scientific, historical, and interpretive values. The three major effects to the archaeological resource are expected from the following activities: (1) amateur archaeology and bottle-collecting; (2) extensive parking, camping, and picnicking; and (3) excavation in connection with the maintenance and repair of existing structures.

Land Use

Livestock Grazing. The future environment without the proposal would result in the continuation of the present livestock grazing program.

Mining. Mining activities within the immediate vicinity of Silver City ceased over 50 years ago. A 1973 evaluation of the mineral potential concluded that the mineral values which once occurred have been mined out and that there is little or no potential for new discoveries (U.S. Department of the Interior, 1973).

Recreation. The principal recreation resource in the study area is the historic mining settlement of Silver City. This historic community is expected to attract sightseers. In time, the old buildings and ruins should increase in value as a historic resource.

The 1972 Comprehensive Rural Water and Sewage Plan for Owyhee County estimates that 40,000 tourists will visit Silver City annually by 1990. This projected increase in public visitation is expected to generate a greater demand for improved public services.

The lack of visitor services also places a burden on the building owners since they are often asked for help by visitors experiencing car trouble, people who need information about the area and sometimes food and shelter.

The fact that so many people will visit the area also conflicts with the building owners' desire "to get away from it all" during a visit to their second home in the mountains.

Uncontrolled visitor use reduces the value of the area because of littering, erosion from indiscriminate vehicle use, congestion caused by vehicle traffic, cars parked blocking the streets and building entrances, etc. The presence of all types of vehicles (cars, pickups, campers, and off-road vehicles) represents the most intrusive element on the historic scene. It is almost impossible to photograph the buildings or the scene without having a modern vehicle in the picture.

Vistors are eager to collect souvenirs as a record of their visit to Silver City. This practice results in the removal of objects of historical value.

The ability to appreciate and enjoy a visit to Silver City is reduced by large crowds of people, the vehicles and associated higher noise levels.

Aesthetics

In time, many of the scars from past mining activity will be rehabilitated naturally by vegetation. The aging of the buildings and the contrast with the natural elements will continue to attract sightseers.

Increased visitation would create more people noise, congestion, and litter.

Soils

The poorly developed soils of the study area would continue to be disturbed by the activities associated with building modification and repair. This disturbance is expected to be limited to the construction activities associated with the buildings.

Vegetation

The present vegetative setting has evolved under the same conditions that have existed in Silver City for the past 50-70 years. The vegetative community should continue to progress along successional stages at the present rate. The major change that

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could be expected would be the general increase in Douglas fir, juniper, and mountain mahogany in those areas which were disturbed during the mining and construction phases of Silver City's history. These three tree species are becoming re-established in their original areas. Over a period of time, these trees would reach maturity and would actually dominate the vegetative setting on some sites. The vegetation within the town would remain much the same as it is today with a mixture of native vegetation and domesticated ornamental species.

Wildlife and Fishery

Wildlife. Probably little change in wildlife habitat or wildlife species diversity will occur in the future. Some species diversity may be slightly reduced due to intolerance of some wildlife species to increased human activities.

Fishery. Fishery habitat of Jordan Creek in the Silver City study area is presently classified as being in good condition. Assuming that stream flows are maintained, water quality standards are met, and habitat alterations do not occur in the future, the fisheries resource should continue to be successful.

Socio-Economic Characteristics

Owyhee County. By 1995, the total population of Owyhee County is projected to be approximately 10,856 persons, a 54 percent increase from 1975. Males will make up 51 percent of the population. Employment will increase to 2,959, a 13 percent increase

from 1975. It is anticipated that Silver City will remain much the same as in 1977 with the same number of homes and a similar maximum population of 186 persons. By 1995, the per capita income in Owyhee County will be \$4,600 in current dollars, an increase of 50 percent since 1974.

The Owyhee County Comprehensive Land Use Plan is expected to be revised by the Ida-Ore Regional Planning and Development Association. Although the Silver City Area Zoning Ordinance can be changed by the Owyhee County Commissioners, there are no plans to modify the zoning ordinance. The effectiveness of the ordinance is not expected to change.

Silver City. Visitor use is expected to increase. This, in turn, could create a demand for additional services and introduce commercial activities into Silver City. Some road improvements may also increase visitor use by making access easier. The services demanded will include food and beverages, campgrounds, trash removal, automotive services, and public restroom facilities.

There are no indications that the community character of Silver City will change in the future.

Silver City residents are deeply attached to their homes. Most families use their homes as weekend retreats, four families live there full-time in the summer, and only two families live there in the town all year. The residents feel that only their care and concern has kept Silver City alive through the years. They do not want outside historical groups or BLM coming in to

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control the town now. Many would like to know where the historical groups were 15 to 20 years ago when the town was being vandalized.

Residents feel that gross commercialization would destroy the town and many want to keep Silver City as is so their children and grandchildren can enjoy the town unspoiled. Many people approve of the concept of planning, especially when it concerns Silver City. The residents feel that the building permit system is finally working and when homes are rebuilt or new additions constructed, old wood is used in the outside to maintain the "historical integrity" of the structures.

The residents organized a non-profit organization and hired a watchman to protect the town from vandals. Not all the taxpayers are members of the non-profit organization and there is disagreement on the amount of commercialization in Silver City. Some do not want any and others want some essential services for tourists. Most homeowners regard their lifestyle as special and unique and want to keep it that way. Many of the disagreements between residents over the town go back 20 to 30 years or more and, in some cases, are family or neighbor feuds.

Among the residents of Owyhee County, Silver City is not a very important issue relative to the other problems facing the county like land use planning. County residents want the Silver City issue to be resolved so they can get on with other business. They feel it has taken up too much of their time.

Visitors to Silver City are interested in the historic values of the town and would like to see those values maintained. Many are opposed to commercialization but would like to see some tourist services.

Although the Silver City building owners occupy and use public lands, they have no legal right to do so. Continued unauthorized occupancy and use is expected in the future unless BLM acts.

The Silver City Taxpayers Association is expected to continue to repair and replace sections of pipe in the water supply systems. The taxpayers want to replace the storage tank during 1978. Eventually, the entire water system will likely be replaced so that there will be more efficient use of the water for the building owners and public visitors. Both the water quality and the system itself will be periodically checked by the SDHD to assure compliance with state and county health laws. An enhancement of Silver City's domestic water system can be anticipated in the future.

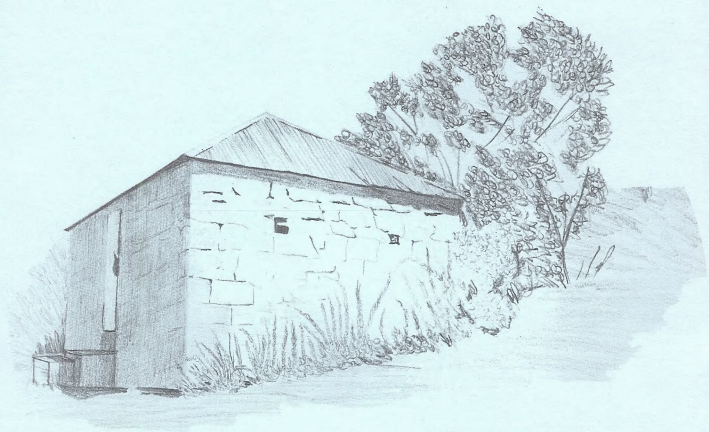
From recent inspections by the SDHD, it was found that the majority of outhouses in Silver City do not meet acceptable sewage standards. The SDHD has made recommendations to building owners on how to upgrade their facilities to meet state and county regulations. Through continued monitoring by the SDHD, sewage disposal conditions are expected to improve as building owners comply with health regulations.

DESCRIPTION OF THE ENVIRONMENT

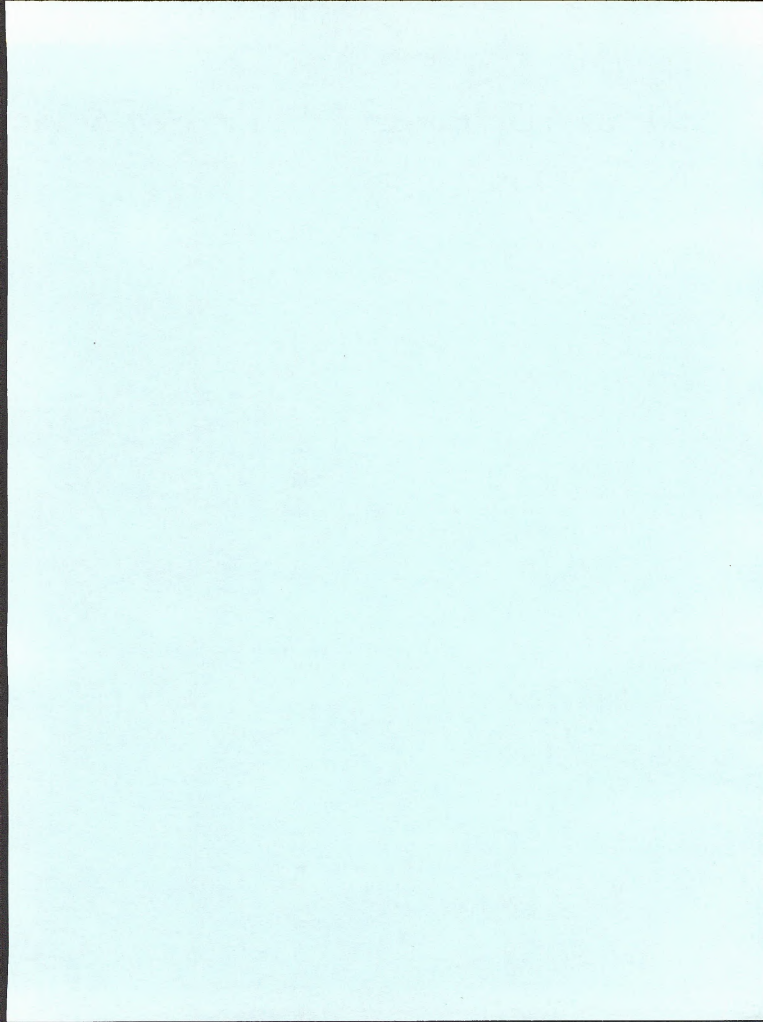
Fire protection, law enforcement, electrical supply, and telephone services would be expected to continue at the same level if the proposed action was not followed. The number of the Silver City building owners would probably stay static along with their desires for these services.

Chapter 3

Environmental Impacts of the Proposed Action



OLD POWDER HOUSE



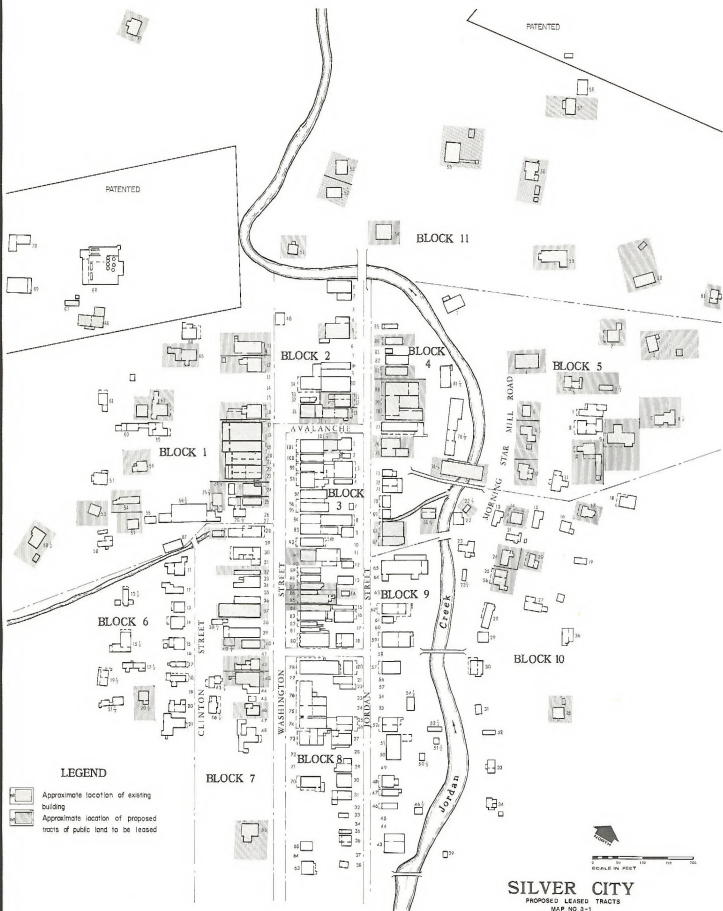
INTRODUCTION

The building owners of Silver City occupy public land without authorization from the BLM. Granting of a proposed lease would authorize this occupancy. The historical, architectural, and archaeological resources of Silver City have local and regional significance. This resource is fragile and nonrenewable.

ASSUMPTIONS AND ANALYSIS GUIDELINES

Impacts discussed in this chapter are restricted to the 5.5 acres of public land proposed to be leased unless otherwise specified (see Map 3-1). Short-term impacts discussed in this statement are those expected to last less than five years. Long-term impacts are those which would still be evident in the year 2000.

Each resource is analyzed according to the following assumptions: (a) tracts of public land within Silver City would be leased only to proven building owners; (b) only tracts of public land which are occupied by existing buildings would be leased; other public land within Silver City would be retained in federal ownership; (c) building owners would accept and would comply with the lease; and (d) BLM would insure compliance with the lease.



SILVER CITY
 PROPOSED LEASED TRACTS
 MAP NO. 3-1

IMPACT ANALYSIS

Cultural Resource

Historic Buildings. Seventy privately owned buildings occupy public land without authorization from BLM within Silver City, Idaho. Although most buildings have been modified by the building owners in some manner, 65 buildings have historic value. Compliance with the terms of the proposed lease would control or prevent intrusive modification (maintenance, alterations, and rehabilitation) by the building owners to the existing buildings. The overall long-term impacts of implementing the proposed lease would be to prevent further intrusive modification to the historic buildings and the removal of ruins and artifacts remaining from the historic period. This action would help protect and preserve the historic integrity of the community.

Historic Archaeology. Of the 70 proposed leased tracts surveyed in 1977, 22 tracts indicated a very high potential for both scientific data and public interpretation, 40 tracts showed scant surface evidence or extremely low potential for scientific data, 3 tracts had so much surface evidence that there is a potential for loss of scientific and interpretative data, and 4 tracts could not be adequately inspected.

Compliance with the terms and conditions of the proposed lease would reduce or control the following on-going impacts to the archaeological resource: (1) amateur archaeological and

bottle-collecting activity; (2) excavation in connection with the maintenance and repair of existing structures; (3) use of materials from ruins for maintenance and repair of existing structures or construction of new structures. However, the amount of control or reduction is unknown.

In spite of the precautions taken by the building owners and BLM, continued occupancy of the proposed lease tracts would perpetuate disturbance to the archaeological resource which cannot be quantified. Any archaeological site which is disturbed would lose some of its archaeological integrity if not its outright scientific and interpretative values. Once disturbed, that portion of a site is lost to future field studies and interpretations.

Under the proposed lease, the archaeological resource would, in the long run, be impacted less (see Chapter 2).

Land Use

Grazing. The proximity of the proposed tracts to the human dwellings and activities completely negates the value for grazing. Implementing the proposal would result in no changes to the grazing resource.

Mining. Mining activities ceased more than 50 years ago. The history of the mining district indicates that rich ore occurred only near the surface and is mined out. There is little or no potential for new discoveries. A 1974 withdrawal prevents mineral location and entry under the mining laws. Since the proposed

lease is subject to existing valid mining rights, there are no known quantifiable impacts to the mineral resource or mining.

Recreation. The primary recreation value is the sightseeing and photographic opportunities associated with the historic buildings. By complying with the terms and conditions of the proposed lease, the building owners would maintain the historic buildings. This maintenance will assure protection of these buildings as an important aspect of the sightseeing opportunity.

Since the lease does not provide for public access across the leased tracts, the public's opportunity to examine and photograph buildings, foundations, and other features up close could be denied.

The control of any commercial facilities by BLM, via concessionaire contracts as a lease stipulation, would help provide quality visitor services.

Aesthetics. The characteristic landscape is one of total modification because of the mining activity and settlement in Silver City. However, the modified landscape, because of its historic significance, is an important attraction.

Compliance with the lease requirements pertaining to building modifications, earth-disturbing activities, erection of signs and exhibits, location of generating plants and gas-powered generators, would assure that the historic integrity of the town is not intruded upon. Compliance with lease stipulations to regulate the use of heavy equipment would help reduce noise levels.

The development of acceptable sewage disposal systems and the removal of solid waste would reduce odor problems.

Soil. The soils are poorly developed and highly porous. Compliance with the terms and conditions of the proposed lease would require a short-term increase in activities such as construction and maintenance of water and sewage facilities that would cause short-term soil disturbance (less than one-half acre) in the immediate vicinity.

The magnitude of soil disturbance is unknown. The long-term impacts are considered to be negligible.

Vegetation. Many domestic and ornamental species such as wild-rye, bluegrass, elderberry, roses, willows, lilac, and currants inhabit the yards and gardens. Compliance with the terms and conditions of the proposed lease would require a short-term increase in activities such as sewer and water line construction that would result in localized surface disturbance (less than one-half acre total). Vegetation would be removed in the immediate work areas where heavy traffic or excavation is required. In most cases, the surface disturbance would consist of construction of a shallow trench in which to lay a small-diameter pipe (one inch to four inch), for a water line. In addition, approximately 50 small pits would also be constructed to install vault toilets. These disturbed areas would be small in size totaling less than one-half acre. The impacts to vegetation would be short-term. There are no known long-term impacts to the vegetative resource.

Wildlife and Fishery

Wildlife. Wildlife species that would be impacted by the proposed action are songbirds, raptors, and small rodents that either are partially or wholly dependent upon human structures for a part or all of their life requirements (food, water, and cover).

Since it is assumed that the proposed action, due to compliance with stipulations of the lease, may initially require lessees to spend more time at their dwellings and in the immediate area of Silver City to fulfill maintenance stipulations, some impacts to local wildlife would occur. The impacts of human-wildlife interactions would vary depending on amount of increased activity and the tolerance of individual wildlife species to human activities. Since neither of the above can presently be quantified, impacts are discussed in generalities.

Wildlife species normally associated with old buildings may be permanently displaced or may temporarily evacuate their niche, depending on maintenance or construction activities. Bird nesting and perching areas used by swallows, bats, and songbirds may be temporarily removed. Rodent nests and hiding places used by house mice and rats may also be eliminated.

Everyday activities by humans, resulting in loud noises such as from cars, generators, firearms, construction, and movement in critical areas, such as riparian zones, would permanently or temporarily displace wildlife species. Dependency on human activities for food and cover would domesticate a few bird and

rodent species, making them vulnerable to a wild environment when humans are not present.

Vegetation disturbance would temporarily eliminate habitat. Hiding cover, space requirements, and food sources for rodents would be affected, as well as nest sites for ground-nesting birds. Although small areas of disturbance seem minor, consolidation of habitat removal may displace animals.

Long-term impacts to terrestrial wildlife are not anticipated. Short-term impacts are limited to human-wildlife interactions. Stipulations attached to leases will require maintenance and repair of structures. These activities will temporarily displace or remove sites presently utilized for feeding, nesting, resting, or cover. Wildlife affected will relocate to other buildings or natural habitat suitable for meeting the species' life functions.

Fishery. In Jordan Creek there are red-banded, brook, and rainbow trout (see Map 3-1). The habitat is in good condition. Assuming that habitat alteration activities in and near the townsite would not occur in the future and that the State of Idaho water quality standards are met and stream flows are maintained, trout, including the red-banded trout, would continue to survive successfully.

Socio-Economic Characteristics

Community Characteristics. The Silver City Taxpayers Association,

which was formed in the mid-1960's, is a quasi-governmental body. This is an organization of building owners.

The proposed action would not change the historical character of Silver City. Compliance with the lease stipulations for water and sanitation systems could create a need for greater cooperation among building owners which may increase social cohesiveness in the Silver City Taxpayers Association or a similar organization.

No change in numbers of visitors to Silver City would be anticipated. Therefore, no changes are expected to income derived from commercial activities in the community.

Consequently, it is impossible to predict the changing value of buildings that could result from the proposed action. The typical residential tract would be leased at fair market value (see Appendix A).

Social Attitudes and Values. Although the proposed lease offers tenure to the building owners, is transferable to heirs, is renewable, and the lease rental is not expected to be unreasonable in terms of market value, building owners would not feel secure in an action of this kind based upon interviews identified in Chapter 2.

Some owners may not be able to pay the lease rental. This could force some owners to sell their property. The insecure feeling caused by a tenure settlement by lease may motivate some owners to sell their buildings. Depending upon the individual owners, the loss would be either loss of a second (recreational)

property or loss of a family heirloom. It is difficult to predict if any or how many owners would propose to sell.

Building maintenance costs may be greater with the proposed lease than at present.

Some building owners are so opposed to a lease that they have threatened to remove their buildings.

Service Systems

Water Supply. The present water supply system in Silver City is comprised of portions of two original systems that date back to the town's conception. Approximately 30 buildings are served by an 18,000-gallon storage tank and laterals.

Compliance with lease stipulations would require that any domestic water supply system used in Silver City meet state requirements. The Southwest District Health Department (SDHD) has compliance authority at Silver City and would determine whether the water meets state and county health standards. If deficiencies are located in the system or water quality is found to be substandard, the SDHD would require the building owners to correct them. BLM lease stipulations support SDHD in assuring that the water in Silver City would be safe and potable.

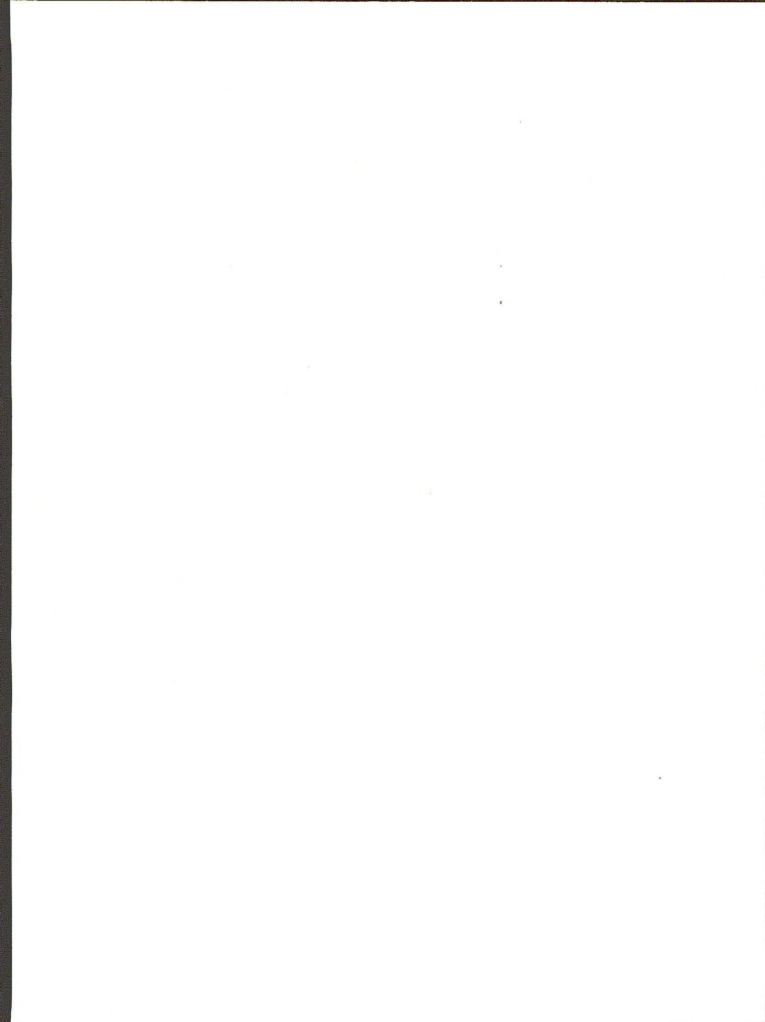
Small scale repairs may be completed by the Silver City Taxpayers Association or other organizations. If remedial steps require large capital outlays, building owners may have to seek financial assistance from Owyhee County or the State of Idaho.

Sanitation System. With the exception of one water-borne septic tank, all the buildings have outdoor privies. Many of

these privies need repair or maintenance to meet state standards. Compliance with the proposed lease stipulations would require that each lessee have a sewage disposal that meets county and state health regulations. Inspection and compliance authority lie with SDHD. The lessee would be required to correct and maintain these outhouses to comply with lease stipulations. Sewage facilities would be inspected periodically by the SDHD to assure continued compliance with State law.

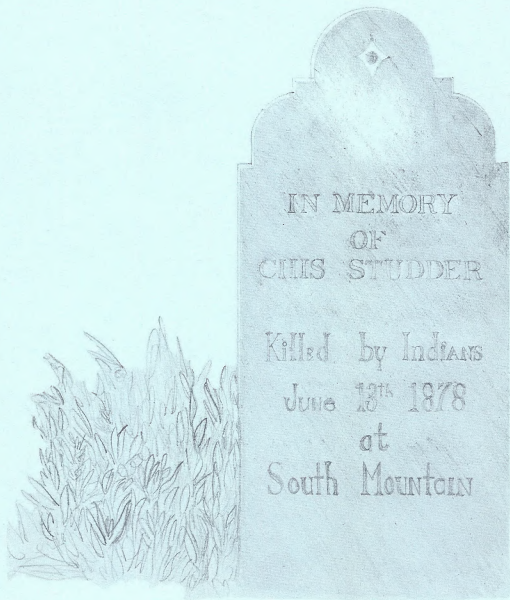
The SDHD revealed that the majority of outhouses do not meet state and county health standards. Deficiencies were identified - many of the structures allowed access to vermin and most facilities did not have watertight, sealed vaults underneath. This enhances the probability of human sewage leaching into Jordan Creek, especially from the outhouses near the stream.

Improvement of the water supply system, sewage and solid waste disposal as required by the lease would provide a healthier, more sanitary and safer condition for Silver City visitors and occupants.



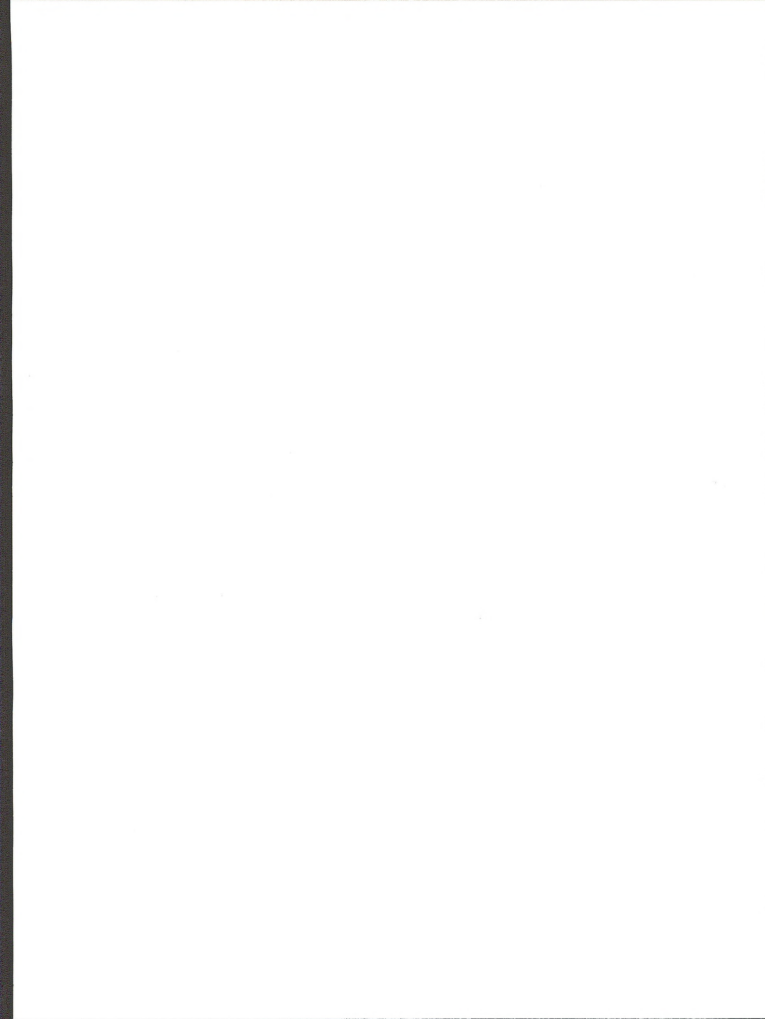
Chapter 4

Mitigation Measures





Mitigation measures are covered by lease stipulations in the proposed action and would be required if the proposal is implemented.



Chapter 5

Unavoidable Adverse Impacts



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IMPACT ANALYSIS

(Adverse impacts are identified in the same sequence as in Chapter 3.)

Cultural Resource

Archaeology. In spite of the precautions taken during construction activities any site which is disturbed will lose some of its historic integrity if not its scientific and interpretive values. Once disturbed, it remains so. Once destroyed, that portion of a site is lost to future studies and interpretations.

Land Use

Recreation. Most recreation opportunities involve passive activities such as sightseeing, photography, and historic interpretation which are directly associated with the sensory quality of the cultural resources; the buildings, foundations, old mining equipment, tailings piles, etc. Part of the visitor experience is to look closely at these features and even touch them in some cases. The quality of a recreation experience could be reduced if an individual is denied access across a leased tract, and loses his chance to examine the features.

UNAVOIDABLE ADVERSE IMPACTS

Aesthetics

There would be periods when the noise levels associated with the construction activities intrude on the historic scene. This impact is considered to be a short-term adverse impact.

Vegetation

Minimal amounts of vegetation would be destroyed as a result of maintenance work. Rehabilitation would restore native vegetation. Routine maintenance would improve the vegetative setting.

Undesirable vegetation such as curly cup gumweed, cheatgrass, and annual weeds would become established after rehabilitation. After establishment, these species often increase until they dominate the vegetative stand.

Wildlife

Human/wildlife interactions cannot be avoided and the degree of interaction cannot be quantified. Some wildlife species would leave the area when human activities reach intolerant levels. Wildlife species such as ground squirrels and chipmunks can be tolerant of human activity and would have behavior patterns and habits, such as a dependency for food, changed as a result of human interactions.

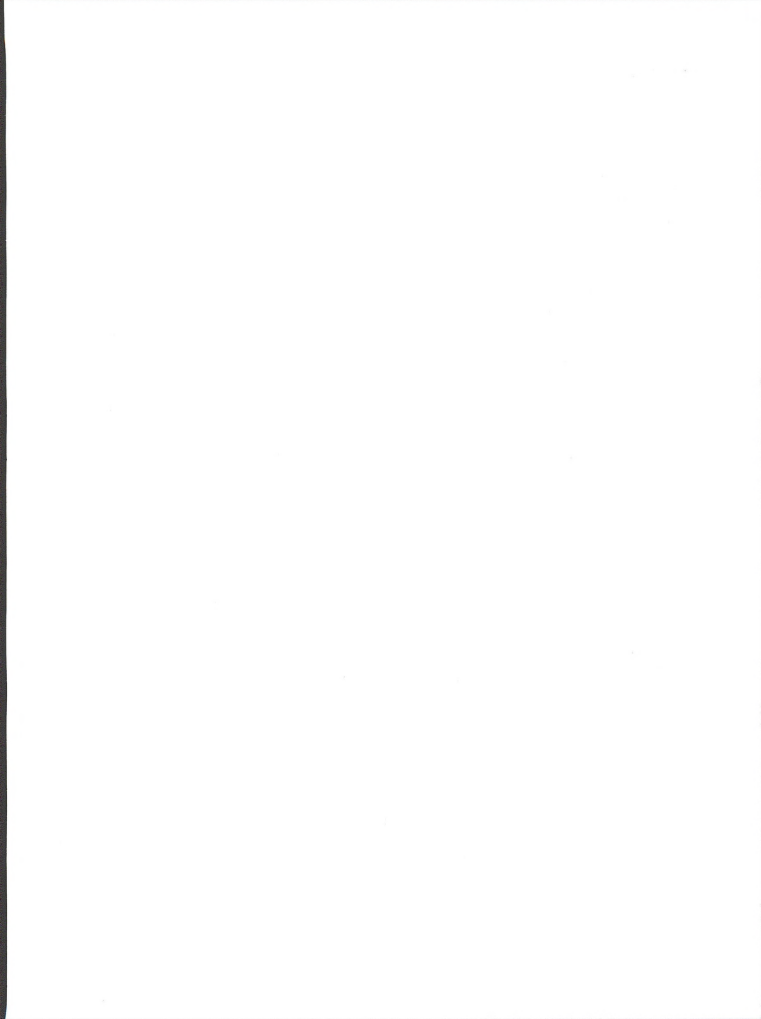
Socio-Economic Characteristics

Building owners would not feel secure in their tenure on the land under a lease situation.

The lease rental could be a hardship to some owners. This may cause them to sell their building. If the property is a family heirloom, the loss is greater than if the property is just a second home for recreational purposes.

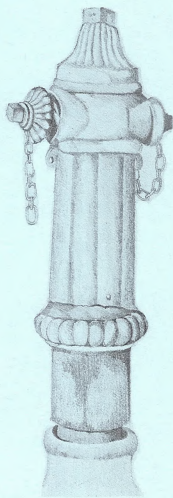
Maintenance costs may be greater to meet the requirements of lease stipulations than at present.

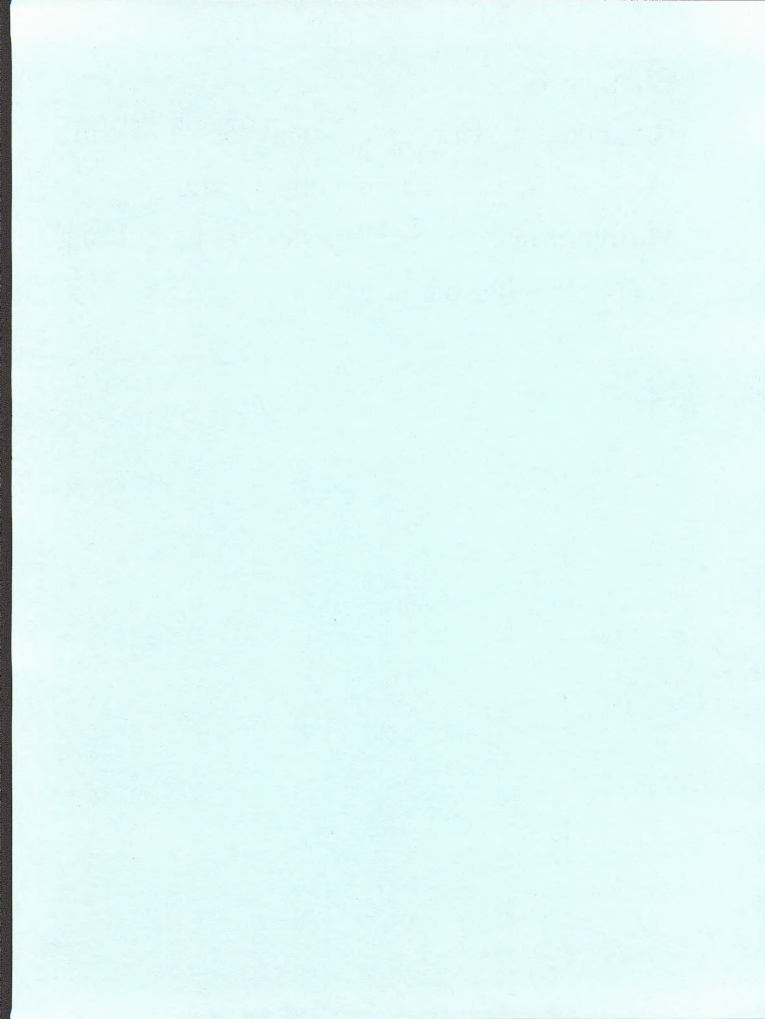
Compliance to state health regulations concerning water and sewer systems may require an undetermined outlay of money.



Chapter 6

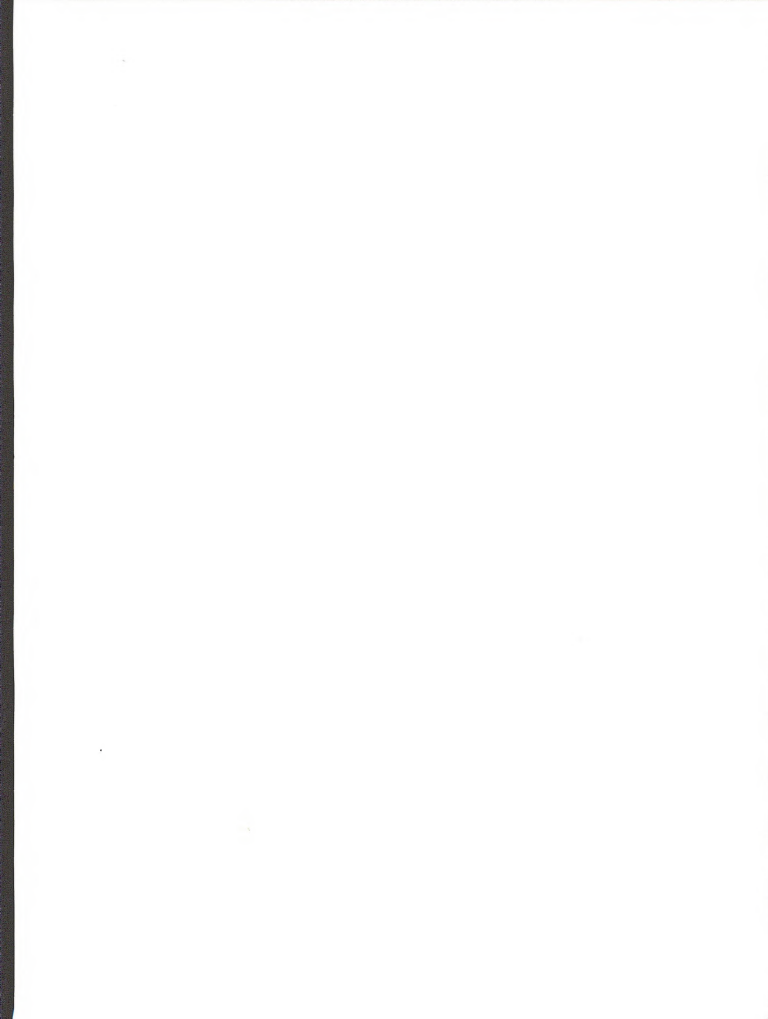
Relationship Between Local Short Term Uses of Mans Environment and Maintenance and Enhancement of Long Term Productivity





Silver City buildings have occupied public land since the 1860's. This occupancy has prevented other land uses. The proposed lease would allow the building owners to continue occupancy of public land and would not change the present land use.

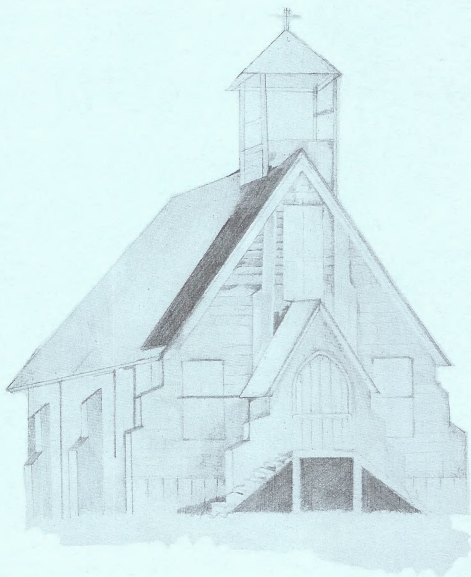
The proposed action does not involve any known losses to the long-term productivity.



Chapter 7

Irreversible and Irretrievable

Commitment of Resources



CATHOLIC CHURCH



Building maintenance and construction associated with the improvement of toilets and the water system would require a commitment of materials including gravel, sand, cement, steel, and lumber. These basic materials are partially reclaimable. However, their commitment to the project would be considered long-term and irreversible.

The building owners would expend manpower, capital, and energy to maintain and construct the buildings and additions. The BLM would expend capital and time to administer the proposal. This commitment is considered irretrievable.

Construction activities may disturb the surface and destroy cultural artifacts or features before being halted. Although accidental, this possible loss of cultural materials would be irreversible. The opportunity for future study of the material would also be lost.

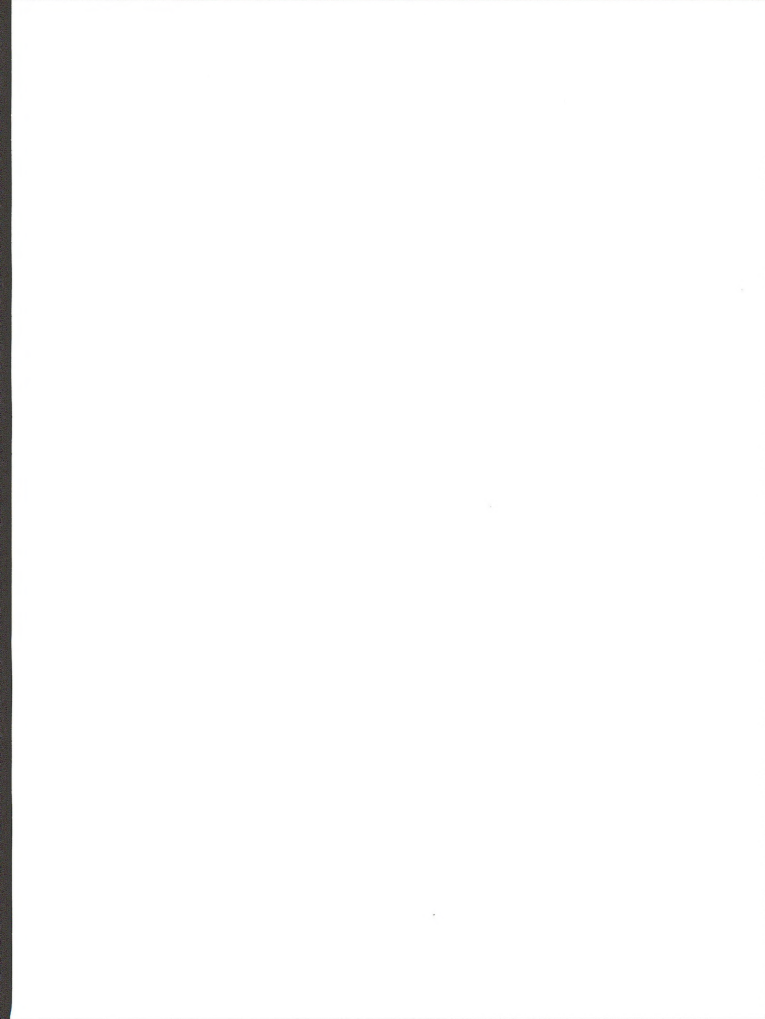
The proposal would also perpetuate the use of the land as sites for structures and this land would be unavailable for other uses for the life of the project.

Estimated annual funding to administer proposed action:

BLM	\$20,000
Southwest District Health Department	<u>2,000</u>
	\$22,000

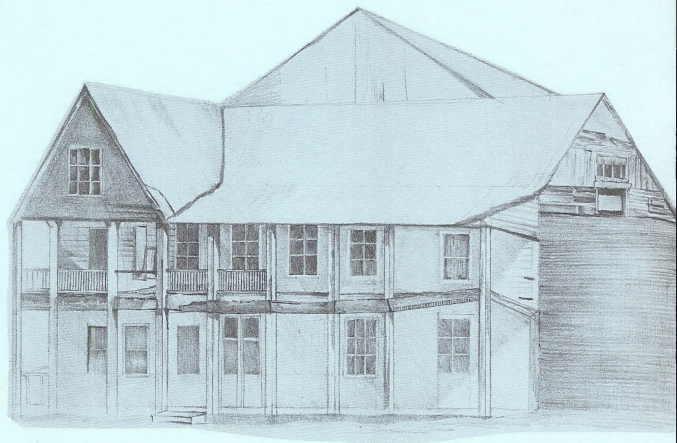
Estimated annual use of fuel resources to administer proposed action:

BLM	120	gallons	gasoline
Southwest District Health Department	<u>20</u>	"	"
	140	gallons	gasoline



Chapter 8

Alternatives to the Proposed Action



IDAHO HOTEL



INTRODUCTION

This chapter focuses on seven alternatives to the proposed action. These alternatives are other ways of preserving and protecting a regionally recognized historic site as well as resolving the unauthorized use of public land. The alternatives are: (1) no action; (2) sale of public land to building owners; (3) sale of public land to a nonprofit organization; (4) lease public land to a nonprofit organization; (5) federal acquisition of all buildings and lease to seller; (6) federal acquisition of four historic buildings; and (7) special legislation.

PROCEDURE

Impacts will be identified for each alternative, followed by a discussion of the mitigation measures and the adverse impacts that cannot be avoided. Table 8-1 summarizes the impacts from each alternative.

TABLE 8-1

SUMMARY OF ANTICIPATED IMPACTS

RESOURCE	TYPE OF IMPACT	PROPOSED ACTION	SALE OF PUBLIC LAND TO SILVER CITY BUILDING OWNERS	SALE OF PUBLIC LAND TO NON-PROFIT ORGANIZATIONS
			ALTERNATIVE 2	ALTERNATIVE 3
CULTURAL RESOURCE	ADVERSE	Archaeological sites would continue to be disturbed.	Archaeological sites would continue to be disturbed.	Archaeological sites would continue to be disturbed.
	BENEFICIAL	Ongoing impacts to the archaeological resource would be reduced or controlled. Historic buildings protected from intrusive alteration.	Ongoing impacts to the archaeological resource would be controlled. Historic buildings protected from intrusive alterations.	Ongoing impacts to the archaeological resource would be controlled. Historic buildings protected from intrusive alterations.
LAND USE	ADVERSE			
	BENEFICIAL	No quantifiable change in grazing; no impact to mining.	No quantifiable change in grazing; no impact to mining.	No quantifiable change in grazing; no impact to mining.
RECREATION	ADVERSE	Public access on tracts could be denied, reducing recreation experience.	Public access on tracts could be denied, reducing recreation experience.	Public access on tracts could be denied, reducing recreation experience.
	BENEFICIAL	Historic integrity would be maintained; overall recreational experience improved.	Historic integrity would be maintained; overall recreational experience improved.	Historic integrity would be maintained; overall recreational experience improved.
AESTHETICS	ADVERSE	Short-term increase in noise levels associated with increased construction activities.	Short-term increase in noise levels associated with increased construction activities.	Short-term increase in noise levels associated with increased construction activities.
	BENEFICIAL	Scene kept in harmony with historic setting.	Scene kept in harmony with historic setting.	Scene kept in harmony with historic setting.
SOILS	ADVERSE	Localized short-term disturbances of less than one-half acre.	Localized short-term disturbances of less than one-half acre.	Localized short-term disturbances of less than one-half acre.
	BENEFICIAL	None	None	None
VEGETATION	ADVERSE	Localized short-term disturbances of less than one-half acre.	Localized short-term disturbances of less than one-half acre.	Localized short-term disturbances of less than one-half acre.
	BENEFICIAL	None	None	None
WILDLIFE	ADVERSE	Wildlife/human interaction.	Wildlife/human interaction.	Wildlife/human interaction.
	BENEFICIAL	None	None	None
SOCIO-ECONOMIC CHARACTERISTICS	ADVERSE	Building owners still insecure; rental cost may force sale of building for some. Maintenance costs may be greater.	Building owners may not be able to purchase tract & have to sell building. Maintenance costs may be greater.	Building owners still insecure; rental cost may force sale of building for some. Maintenance costs may be greater. Third party may cause greater frustration.
	BENEFICIAL	Possible increase in community cohesiveness; improvement of water & sewage system.	Owyhee County acquire additional \$2,400 tax revenue. Buildings could increase in value. Building owners secure.	Owyhee County acquire additional \$2,400 tax revenue.

Note: Alternative 1, No Action, is not considered to be a viable alternative and is not evaluated.

TABLE 8-1

SUMMARY OF ANTICIPATED IMPACTS
(Continued)

RESOURCE	TYPE OF IMPACT	LEASE OF PUBLIC LAND TO NON-PROFIT ORGANIZATIONS	FEDERAL ACQUISITION OF ALL BUILDINGS AND LEASE TO SELLER
		ALTERNATIVE 4	ALTERNATIVE 5
CULTURAL RESOURCE	ADVERSE	Archaeological sites would continue to be disturbed.	Archaeological sites would continue to be disturbed.
	BENEFICIAL	Ongoing impacts to the archaeological resource would be controlled or reduced. Prevent future intrusive modification to buildings.	Ongoing impacts to the archaeological resource would be controlled or reduced. Protect historic buildings on the tracts.
LAND USE	ADVERSE		
	BENEFICIAL	No quantifiable change in grazing; no impact to mining.	No quantifiable change in grazing; no impact to mining.
RECREATION	ADVERSE	Public access on tracts could be denied, reducing recreation experience.	None
	BENEFICIAL	Historic integrity would be maintained; overall recreational experience improved.	Historic integrity would be maintained; overall recreational experience improved. BLM would have capability for displays & exhibits providing high-quality visitor experience.
AESTHETICS	ADVERSE	Short-term increase in noise levels associated with increased construction activities.	Short-term increase in noise levels associated with increased construction activities.
	BENEFICIAL	Scene kept in harmony with historic setting.	Scene kept in harmony with historic setting.
SOILS	ADVERSE	Localized short-term disturbances of less than one-half acre.	Localized short-term disturbances of less than one-half acre.
	BENEFICIAL	None	None
VEGETATION	ADVERSE	Localized short-term disturbances of less than one-half acre.	Localized short-term disturbances of less than one-half acre.
	BENEFICIAL	None	None
WILDLIFE	ADVERSE	Wildlife/human interaction.	Wildlife/human interaction.
	BENEFICIAL	None	None
SOCIO-ECONOMIC CHARACTERISTICS	ADVERSE	Building owners still insecure; rental cost may force sale of building for some. Maintenance costs may be greater. Third party may cause greater frustration.	Impact upon building owners from loss of buildings. Rental cost may be too high for some owners and lose contact with building. Owyhee County would lose \$870 in tax revenue per year.
	BENEFICIAL	Improvement of water and sewage systems.	Improvement of water and sewage systems.

TABLE 8-1
SUMMARY OF ANTICIPATED IMPACTS
(Continued)

RESOURCE	TYPE OF IMPACT	FEDERAL ACQUISITION OF FOUR BUILDINGS & LEASE PUBLIC LAND TO REMAINING BUILDING OWNERS	SPECIAL LEGISLATION
CULTURAL RESOURCE	ADVERSE	ALTERNATIVE 6 Archaeological sites would continue to be disturbed.	ALTERNATIVE 7 206 archaeological sites and 2 ruins would revert to private ownership. Archaeological sites would continue to be disturbed. Lose opportunity for federal mgmt.
	BENEFICIAL	Ongoing impacts to the archaeological resource would be controlled or reduced. Protect historic buildings on the tracts.	Ongoing impacts to the archaeological resource should be lessened; historic buildings would be protected.
LAND USE	ADVERSE		Approx. 2 AUMs presently available for livestock grazing would be lost out of 6,000 AUMs.
	BENEFICIAL	No quantifiable change in grazing; no impact to mining.	No impact to mining.
RECREATION	ADVERSE	None	Public access to buildings could be denied, reducing recreational experience.
	BENEFICIAL	Historic integrity would be maintained; overall recreational experience improved. BLM would have capability for displays & exhibits in the 4 buildings increasing visitor experience.	Building historic integrity would be maintained. Maintain visitor experience.
AESTHETICS	ADVERSE	Short-term increase in noise levels associated with increased construction activities.	Noise levels could increase.
	BENEFICIAL	Scene kept in harmony with historic setting.	None
SOILS	ADVERSE	Localized short-term disturbances of less than one-half acre.	Localized short-term disturbance.
	BENEFICIAL	None	None
VEGETATION	ADVERSE	Localized short-term disturbances of less than one-half acre.	Localized short-term disturbance.
	BENEFICIAL	None	None
WILDLIFE	ADVERSE	Wildlife/human interaction.	Loss of federal opportunity to manage wildlife habitat on 32 acres.
	BENEFICIAL	None	None
SOCIO-ECONOMIC CHARACTERISTICS	ADVERSE	Impact upon building owners of 4 buildings; remainder still insecure. Some building owners may not be able to pay rental and have to sell. Owyhee County would lose \$18 in tax revenue per year.	None
	BENEFICIAL	Improvement of water and sewage systems.	Uncertainty to building owners resolved; Owyhee County would receive additional tax revenue of \$2,400 or more. Building values would increase.

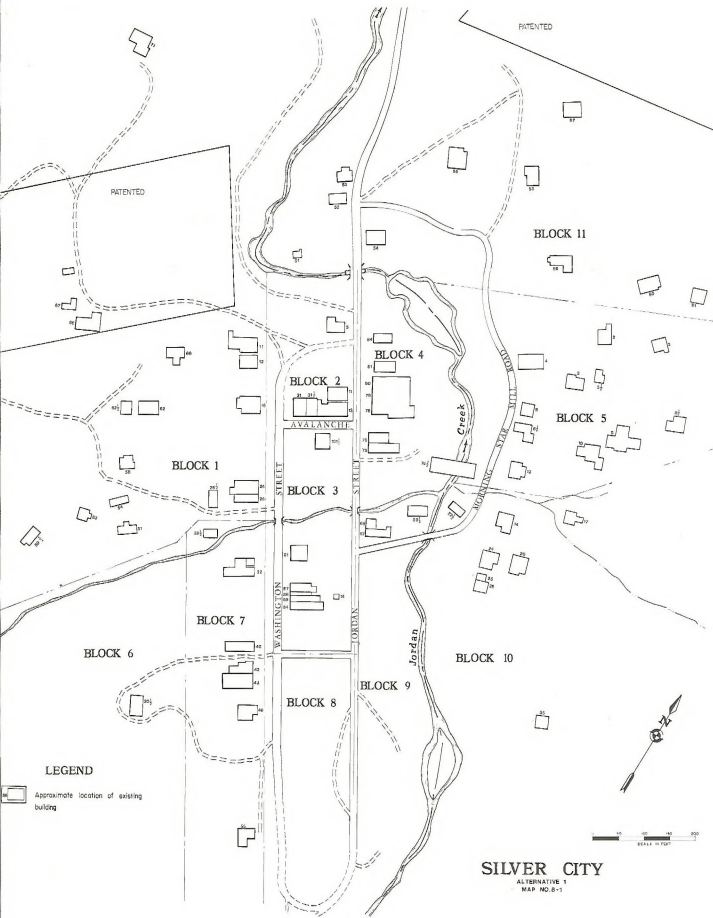
ALTERNATIVE 1 NO ACTION

Description

For this alternative it can be assumed that: (1) the unauthorized use of public land within Silver City will continue for the next twenty years; (2) the Silver City Zoning Ordinance would be retained and enforced by the Owyhee County Commissioners. The effectiveness of the ordinance to protect the historic buildings would not substantially change (see Chapter 2); (3) the BLM would maintain the present minimal recreation and cultural management program for the Silver City community. Map 8-1 shows the major buildings in Silver City that occupy public land without authorization.

The existing occupancy trespass cannot be continued under present law. Thus, the no action alternative is not considered to be a viable alternative and will not be addressed further in the ES. However, an impact analysis for this alternative would be similar to the narrative found in Chapter 2, under Future Environment without the Proposed Action.

Section 302(b) of Federal Land Policy and Management Act (FLPMA) directs the Secretary to regulate the use, occupancy, and development of public lands through easements, permits, leases, licenses, published rules, or other instruments.



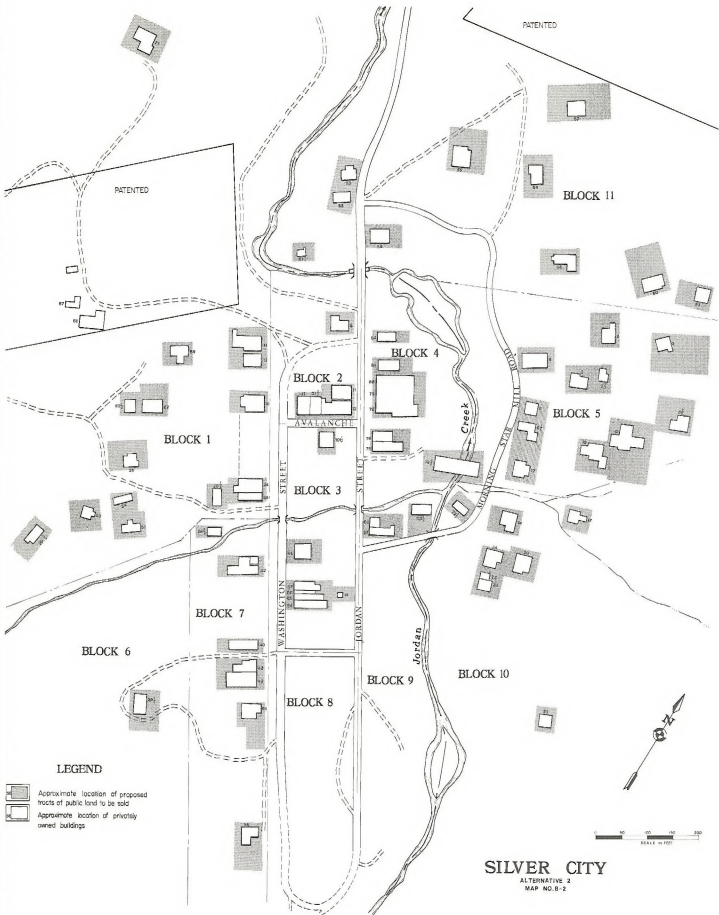
ALTERNATIVE 2 SALE OF PUBLIC LAND TO BUILDING OWNERS

Description

Section 203 of Federal Land Policy and Management Act of 1976 (FLPMA) allows the Secretary of the Interior to sell public lands at fair market value only if the sale meets the following disposal criteria: (1) the tract must be difficult and uneconomical for the BLM to manage and not suitable for management by another Federal department or agency; or (2) the tract was acquired for a specific purpose and is no longer required for that or any other Federal purpose; or (3) disposal of the tract will serve important public objectives which cannot be achieved on nearby private land and which outweigh other public objectives which would be served by maintaining the tract in Federal ownership.

Seventy tracts containing 5.5 acres of public land in Silver City, Idaho, would be sold at fair market value to current building owners upon proof of ownership. Map 8-2 indicates the tracts which would be sold under this alternative (see Appendix C).

In accordance with the authority of Section 208 of FLPMA (which allows BLM to place covenants, conditions, and reservations on patents or other documents of conveyance), the patent will be subject to, but not limited to, the following: (1) provision to protect the archaeological and historic resource. This provision would require all approved applicants to submit and comply with a



preservation plan for each tract of public land to be purchased. The preservation plan would be coordinated with the Idaho State Historic Preservation Office (SHPO) pursuant to the "Procedures for the Protection of Historic and Cultural Properties" (36 CFR, Part 800) to assure that the historic structures, archaeological sites, or other cultural resources are not inadvertently compromised, lost, or destroyed. The preservation plan must be prepared to the satisfaction of the SHPO and BLM before the public land will be sold; (2) provision that survivors and assignees would comply with all patent provisions; (3) provision that breach of any term, condition, covenant or reservation in the patent will result in all rights, title, and interest reverting to the federal government. Non-compliance would result in court action.

Section 209 of the FLPMA also requires that all minerals be reserved for the United States, together with the right to prospect for, mine and remove the minerals under applicable law and such regulation as the Secretary of the Interior prescribes.

IMPACT ANALYSIS

Cultural Resource

Historic Buildings. The public lands of Silver City are occupied by 70 privately owned buildings. Although most of these buildings have been altered, 65 have historical value.

Compliance with the patent provisions (preservation plan) should assure that historically accurate building alterations are made. The long-term impacts should be the protection and preservation of a regionally recognized historic site, although the degree of protection cannot be quantified.

Historic Archaeology. Of the 70 tracts to be sold, 22 tracts indicate a very high potential for both scientific data and public interpretation, 40 tracts showed scant surface evidence or extremely low potential for scientific data, 3 tracts had so much surface evidence that there is a potential for loss of scientific and interpretative data and 4 tracts could not be adequately inspected.

By complying with the patent provisions, which require a preservation plan, on-going impacts to the archaeological resource would be controlled.

The sale would also mean a permanent loss of the opportunity for full federal management.

In spite of the precautions taken by the building owners, continued occupancy of the public land tracts proposed for sale would result in an unknown amount of continued disturbance to the archaeological resource. Any archaeological site which becomes disturbed would lose integrity if not scientific and interpretative value. Once disturbed, that portion of a site is lost to future field studies and interpretation.

Under this alternative, the archaeological resource may sustain fewer impacts than at present (see Chapter 2).

Land Use

Grazing. The proximity of the proposed tracts to the human dwellings and activities negates grazing. The proposal would result in no changes in grazing.

Mining. Mining activities ceased more than 50 years ago. The history of the mining district indicates that rich ore occurred only near the surface and has now been mined out. There is little or no potential for new discoveries. A 1974 withdrawal prevents mineral location and entry under the mining laws. Since the proposed sale of public land is subject to existing valid mining rights, there are no impacts to the mineral resource or mining.

Recreation

Silver City's primary recreation is sightseeing and photography. Compliance with the patent provisions concerning maintenance and improvement work on buildings would be in keeping with the historic setting and the improvement would be beneficial. The visitor would be provided a better historic experience.

Since the patent provisions do not allow public access to the tracts, the public opportunity to closely examine and photograph buildings, foundations and other locations will be lost.

Aesthetics

Past mining and settlement activities have totally modified the landscape of Silver City. Compliance with the patent provisions would not cause additional impacts to the visual resource.

Since the BLM would not exercise control over the installation of power operating plants on the patented tracts, the noise level from operating these power plants may increase. The increase of noise cannot be quantified but would depend upon the number and type of plants installed. An increase in noise levels would intrude upon the historic scene.

If the state sewage disposal standards are met by the building owners, there would be no adverse aesthetic impact resulting from improving the sewage disposal system.

Soil

The soils of the area are poorly developed and highly porous. Building repair and maintenance would result in soil disturbance of less than one-half acre.

Vegetation

Many domestic and ornamental vegetative species such as wildrye, bluegrass, elderberry, roses, willows, lilac, and currants inhabit the yards and gardens. The vegetation would be impacted by the construction and repair activities necessary to maintain buildings and supporting facilities. The impact would be

confined to the construction areas (less than one-half acre) and would have minor short-term impacts. There are no quantifiable long-term impacts to this resource.

Wildlife and Fishery

Wildlife. Wildlife species that would be impacted by the proposed action are songbirds, raptors and small rodents who are either partially or wholly dependent upon human structures for their life requirements (food, water, and cover).

Wildlife species normally associated with old, run-down buildings would be permanently displaced or would temporarily evacuate their niche depending on maintenance or construction activities. Bird nesting and perching areas and rodent nests and hiding places may be removed.

Everyday activities by humans resulting in loud noises from cars, generators, firearms, or construction and movement in critical areas, such as riparian zones, would permanently or temporarily displace wildlife. Dependency on human activities for food and cover would domesticate a few bird and rodent species, making them vulnerable to a wild environment when humans are not present.

Any vegetation disturbance would temporarily eliminate habitat. Hiding cover, space requirements, and food sources for rodents would be affected, as well as nest sites for ground-nesting birds. Although small areas of disturbance seem insig-

nificant, consolidation of habitat removal may displace animals. Long-term impacts to terrestrial wildlife are not anticipated. Short-term impacts are limited to human-wildlife interactions. Patent provisions would require maintenance and repair of structures. These activities would temporarily displace or remove sites presently utilized for feeding, nesting, resting, or cover. Wildlife affected will relocate to other buildings or natural habitat suitable for meeting the species life functions.

Fishery. In Jordan Creek there are red-banded, brook, and rainbow trout (see Map 3-1). Habitat is in good condition.

Assuming that habitat alteration activities in and near the township would not occur in the future and that the State of Idaho water quality standards are met and stream flows are maintained, trout, including the red-banded trout, would continue to survive successfully.

Socio-Economic Characteristics

Owyhee County. Owyhee County is a rural, agricultural county located in the southwest corner of Idaho. The 70 tracts of public land to be sold under the alternative are estimated to have an average value of \$2,500 per tract. Current tax rates for Owyhee County would establish a total of \$2,400 additional revenue from these tracts. A definite beneficial impact would accrue to Owyhee County from an increase in tax revenue.

Community Characteristics. The Silver City Taxpayers Association, which was formed in the mid-1960's, is a quasi-governmental body. This is an organization of building owners.

Sale of individual tracts would give the community a more permanent character. Building values would increase as a result of stabilizing the occupancy situation and creating a scarce commodity by limiting occupancy only to the present building owners. The community would benefit from implementing this alternative.

Social Attitudes and Values. The uncertainty which has existed for many years over ultimate disposition of the Silver City occupancy issue would be resolved by the sale alternative.

The building owners who could afford to purchase the tract would probably do so. However, it is possible that some building owners could not afford to purchase tracts. If so, they would be forced to sell their building at fair market value.

Building owners would feel they had a more permanent settlement of the land tenure problem. It should improve their cooperation with BLM to preserve the historic integrity of the community.

Service Systems. The present water supply system in Silver City is comprised of portions of two original systems that date back to the town's conception. Approximately 30 buildings are served by a 18,000-gallon storage tank and laterals.

With the exception of one water-borne septic tank, all the buildings have outdoor privies. Many of these privies need repair or maintenance to meet state standards.

ALTERNATIVES TO THE PROPOSED ACTION

The Southwest District Health Department determines whether sewage facilities and domestic water supplies meet state and county health regulations. If deficiencies are found, the community would be required to correct them. Enforcement of health laws would result in greater protection of public health.

It is impossible to predict compliance with state health laws by building owners.

ADVERSE IMPACTS THAT CANNOT BE AVOIDED

Cultural Resource

Historic Archaeology. Archaeological sites disturbed from maintenance activity will lose historic integrity if not scientific and interpretive values. Once disturbed, they remain so. Once destroyed, that portion of a site is lost to future field studies and interpretations.

Recreation

The quality of the recreation experience could be reduced if the general public is denied access to the tracts sold.

Vegetation

Minimal amounts of vegetation would be destroyed as a result of building maintenance. Rehabilitation would restore native vegetation. Routine plant maintenance would improve the vegeta-

tive setting. However, some undesirable vegetation would become established after rehabilitation. After establishment, these species often dominate the vegetative stand.

Wildlife and Fishery

Human/wildlife interactions cannot be avoided but the amount cannot be quantified. Some wildlife species would leave the area when human activities reach intolerant levels. Some wildlife species are not very tolerant of human activity and would have behavior patterns and habits changed as a result of human interactions.

Socio-Economic Characteristics

Some building owners may not be able to purchase the tract and would be forced to sell their building. The sale of these tracts would eliminate the future transfer of these lands to local, state or other Federal agencies.

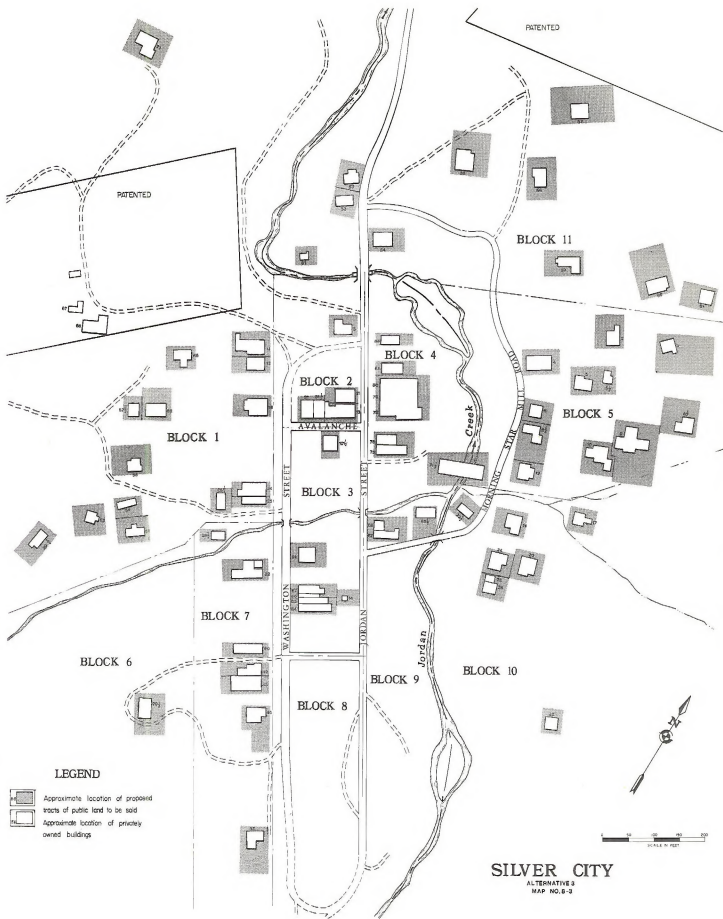
ALTERNATIVE 3 SALE OF PUBLIC LAND TO NONPROFIT ORGANIZATIONS

Description



The Recreation and Public Purposes Act (R&PP) of 1926 (44 Stat. 741, 43 U.S.C. 864-4), as amended by Sec. 212 of the Federal Land Policy and Management Act of 1976 (FLPMA), gives the Secretary of the Interior the authority to sell public land at fair market value minus a public benefit allowance to a qualified applicant. Public land disposed of under this authority cannot be of national significance nor more than is reasonably necessary for the proposed use.

Under this alternative, a qualified applicant, which could include the State of Idaho, political subdivision, counties and municipalities, and bonafide nonprofit associations or corporations, could buy tracts totaling 5.5 acres of public land occupied by buildings. The qualified applicant would, in turn, lease these tracts to the persons owning the historic buildings. Map 8-3 indicates the public land tracts which would be sold.

Prior to the disposal of public land, an applicant would have to submit a detailed preservation plan that would include provisions to protect the archaeological and historic resources. This plan would be coordinated with the Idaho State Historic Preservation Officer pursuant to the "Procedures for the Protection of Historic and Cultural Properties" (36 CFR, Part 800), to assure



LEGEND

-  Approximate location of proposed tracts of public land to be sold
-  Approximate location of privately owned buildings

SILVER CITY
 ALTERNATIVE 3
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that the historic structures, archaeological sites, or other cultural resources are not inadvertently compromised, lost, or destroyed. The plan must be prepared to the satisfaction of the SHPO and BLM before the public land would be sold.

The sale of public lands under this alternative will be subject to, but not limited to, the terms and conditions of the Code of Federal Regulations (CFR), Title 43, Part 2740. In accordance with these regulations, the following provisions will be placed upon the patent: (1) All mineral rights of the public land will be reserved to the United States, together with the right to mine and remove minerals under applicable laws. However, the regulations make it plain that no minerals, other than the leasable minerals, may be disposed of until rules and regulations are issued by the Secretary of the Interior; (2) Failure to comply with the approved preservation plan or the terms of the conveyance would cause title to the lands to revert to the federal government. Non-compliance would result in court action.

IMPACT ANALYSIS

Cultural Resource

Historic Buildings. The public lands of Silver City are occupied by 70 privately owned buildings. Although most of these buildings have been altered, 65 have historic value.

Compliance with the patent provisions (preservation plan) should assure that historically accurate building alterations are made. The long-term impacts should be the protection and preservation of a regionally recognized historic site, although the degree of protection cannot be quantified.

Once title passes to the agent and building owners lease the lots, BLM would lose direct control. However, indirect control would be retained through administration of patent provisions. Historic Archaeology. Of the 70 tracts to be sold, 22 tracts have indicated a very high potential for both scientific data and public interpretation, 40 tracts showed scant surface evidence or extremely low potential for scientific data, 3 tracts had so much surface evidence that there is potential for loss of scientific and interpretative data, and 4 tracts could not be adequately inspected.

By complying with the patent provisions, which require a preservation plan, on-going impacts to the archaeological resource would be controlled.

In spite of the precautions taken by the building owners, continued occupancy of the public land tracts proposed for sale would result in continued disturbance to the archaeological resource which cannot be quantified. Any archaeological site which is disturbed would lose some of its integrity if not its scientific and interpretative values. Once disturbed, that portion of a site is lost to future field studies and interpretations.

Under this alternative the archaeological resource may sustain fewer impacts than at present (see Chapter 2).

Land Use

Grazing. The proximity of the proposed tracts to the human dwellings and activities negates grazing value. The proposal would result in no changes to the grazing resource.

Mining. Mining activities ceased more than 50 years ago. The history of the mining district indicates that rich ore occurred only near the surface and has been mined out. There is little or no potential for new discoveries. A 1974 withdrawal prevents mineral location and entry under the mining laws. Since the proposed sale of public land is subject to existing valid mining rights, there are no known impacts to the mineral resource or mining.

Recreation

Silver City's primary recreation value is sightseeing and photography. Compliance with the patent provisions would require maintenance and restoration work on buildings to be in keeping with the historic setting of the community. This would result in a beneficial impact by providing the recreation visitor with a quality experience.

Since the patent provisions do not provide for public access to the tracts, the public's opportunities to examine and photo-

graph buildings, foundations, and other features up close would be denied.

Aesthetics

Past mining and settlement activities have totally modified the landscape of Silver City. Compliance with the patent provisions would not cause additional impacts to the visual resource.

Since the BLM would not exercise control over the installation of power generating plants on the patented tracts, the noise level from operating these power plants may increase. The magnitude of increased noise cannot be quantified but would depend upon the number and type of plants installed. An increase in noise levels would intrude upon the historic scene.

If the state sewage disposal standards are met by the building owners, there would be no adverse impacts to recreation.

Soil

The soils of the area are highly porous and poorly developed. Repair and maintenance of buildings and facilities would result in localized soil disturbance. The impacts on soil cannot be quantified, but would be confined to an area of less than one-half acre. The short-term impacts are considered to be negligible.

Vegetation

Many domestic and ornamental vegetative species such as wildrye, bluegrass, elderberry, roses, willows, lilac, and currants

inhabit yards and gardens. The vegetation would be impacted by the construction and repair activities necessary to maintain buildings and supporting facilities. The impact would be confined to the construction areas (less than one-half acre) and should have minor short-term impacts. There are no quantifiable long-term impacts.

Wildlife and Fishery

Wildlife. Wildlife species that would be impacted by the proposed action are songbirds, raptors, and small rodents that are either partially or wholly dependent upon human structures for their life requirements (food, water, and cover).

The wildlife resource would be impacted by everyday human activities as well as by construction and repair of buildings or structures. Although this impact cannot be quantified, wildlife species normally associated with old, run-down buildings would be permanently displaced or would temporarily evacuate their niche depending on maintenance or construction activities. Bird nesting and perching areas and rodent nests and hiding places may be removed.

Everyday activities by humans, resulting in loud noises from cars, generators, firearms, or construction and movement in critical areas, such as riparian zones, would permanently or temporarily displace wildlife species depending on their tolerance. Dependency on human activities for food and cover would

domesticate a few bird and rodent species, making them vulnerable to a wild environment when humans are not present.

Any vegetation disturbance would temporarily eliminate habitat. Hiding cover, space requirements, and food sources for rodents would be affected, as well as nest sites for ground-nesting birds. Although small areas of disturbance seem insignificant, consolidation of habitat removal may displace animals.

Significant long-term impacts to terrestrial wildlife are not anticipated. Short-term impacts are limited to human-wildlife interactions. Patent provisions would require maintenance and repair to structures. These activities would temporarily displace or remove sites presently utilized for feeding, nesting, resting, or cover. Wildlife affected would relocate to other buildings or natural habitat suitable for meeting the species' life functions. Fishery. In Jordan Creek there are red-banded, brook, and rainbow trout (see Map 3-1). Habitat is in good condition.

Assuming that habitat alteration in and near the townsite would not occur and that the State of Idaho water quality standards are met and stream flows are maintained, trout, including the red-banded trout, would continue to survive successfully.

Socio-Economic Characteristics

Owyhee County. Owyhee County is a rural, agricultural county located in the southwest corner of Idaho. The 70 tracts of public land to be sold under this alternative are estimated to have an

average value of \$2,500 per tract. Current tax rates for Owyhee County would establish \$2,400 additional revenue from these tracts. A beneficial impact would accrue to Owyhee County from an increase in tax revenue.

Community Characteristics. The Silver City Taxpayers Association, which was formed in the mid-1960's, is a quasi-governmental body. This is an organization of building owners.

Sale of individual tracts would give the community a more permanent character. Building values would increase as a result of stabilizing the occupancy situation and creating a scarce commodity by limiting occupancy only to the present building owners.

Social Attitudes and Values. The uncertainty which has existed for many years over the ultimate disposition of the Silver City occupancy issue would be resolved by implementing this alternative.

Most building owners who can afford to purchase the tracts would do so. However, it is possible that some building owners could not afford to purchase a tract. If this were the case, it would probably force an owner to sell the building at fair market value. Depending upon the individual building owner, the loss would be either loss of a recreational property or a family heirloom.

Injection of a third party could worsen cooperation between BIM and the building owner to preserve the historic integrity of

the community. Building owners would probably consider this alternative as creating greater frustration than the current situation.

Service Systems. The present water supply system in Silver City is comprised of portions of two original systems that date back to the town's conception. Approximately 30 buildings are served by a 18,000-gallon storage tank and laterals.

With the exception of one water-borne septic tank, all the buildings have outdoor privies. Many of these privies need repair or maintenance to meet state standards.

The Southwest District Health Department determines whether sewage facilities and domestic water supplies meet state and county health regulations. If deficiencies are found, the community would be required to correct them. Enforcement of health laws would better protect the public health.

It is impossible to predict compliance to state health laws by building owners.

ADVERSE IMPACTS THAT CANNOT BE AVOIDED

Cultural Resource

Historic Archaeology. Archaeological sites disturbed from maintenance activity will lose some of their historic integrity if not their scientific and interpretive values. Once disturbed, a site

remains so. Once destroyed, that portion of a site is lost to field studies and interpretations.

Recreation

The quality of the recreation experience could be reduced if the general public is denied access to the tracts sold.

Vegetation

Minimal amounts of vegetation would be destroyed as a result of maintenance work. Rehabilitation efforts would restore native vegetation. Routine maintenance would improve the vegetative setting. Some undesirable vegetation would become established after rehabilitation. After establishment, these species often dominate the vegetative stand.

Wildlife and Fishery

Human/wildlife interactions cannot be avoided. However, the degree of interaction cannot be quantified. Some wildlife species would leave the area when human activities reach intolerant levels. Some wildlife species are very tolerant of human activity and they would have behavior patterns and habits changed as a result of human interactions.

Socio-Economic Characteristics

An undetermined number of building owners may not be able to afford to purchase the proposed tract and would be forced to sell their buildings.

Third party involvement may create greater frustration for the building owners than presently exists and may worsen the cooperation between the building owners and the BLM.

ALTERNATIVE 4 LEASE OF PUBLIC LAND TO NONPROFIT ORGANIZATIONS

Description

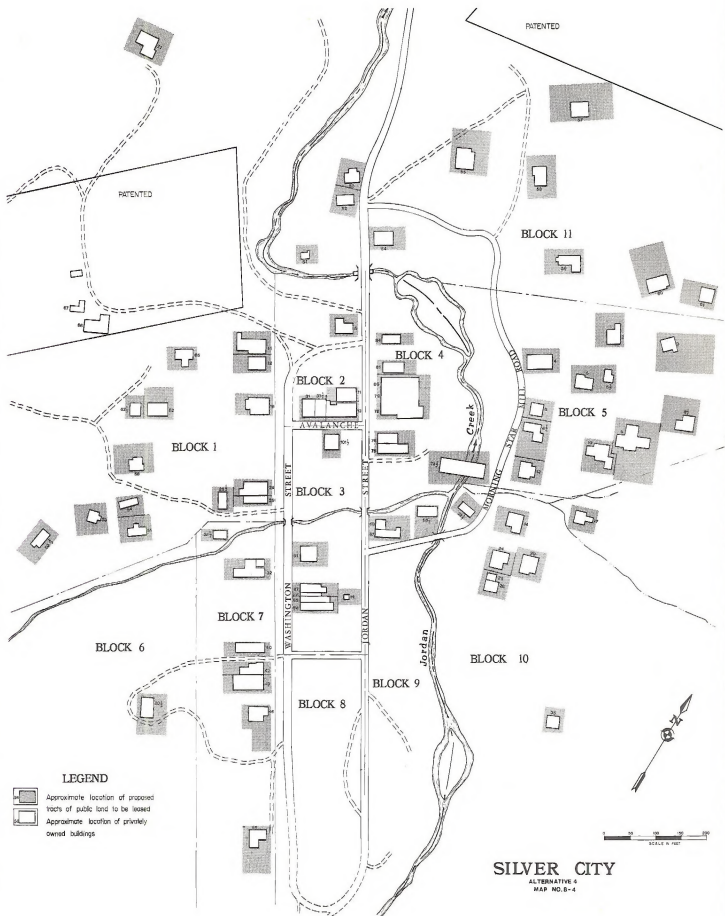
Unless public lands are dedicated for specific use, the Secretary of the Interior is authorized by Section 302 of Federal Land Policy and Management Act (FLPMA) to lease public lands for habitation or other purposes in accordance with a land use plan. The Recreation and Public Purposes Act (R&PP) also authorizes the lease of public lands to nonprofit organizations.

A qualified nonprofit organization could lease 70 individual tracts on 5.5 acres of public land within Silver City. They would, in turn, sublease these individual tracts to persons occupying them, with approval from BLM. Map 8-4 shows the tracts of public land to be leased.

Lease under FLPMA authority would be at fair market value (see Appendix A). R&PP lease rental would be at the appraised fair market value minus an allowance for any public benefit that may be allowed by BLM.

A Section 302 (FLPMA) lease would contain the same provisions as described in Chapter 1.

As required by the Code of Federal Regulations, Title 43, Subpart 2912, Recreation and Public Purposes Act, a R&PP lease would contain such provisions which BLM considers necessary for the proper development of the land, for the protection of Federal



ALTERNATIVES TO THE PROPOSED ACTION

property, and for the protection of the public interest. The non-transferable lease would be subject to, but not limited to, the following:

(1) Provisions to protect the archaeological and historic resource. This provision would require all approved applicants to submit a detailed plan of preservation for each tract of public land to be leased. This plan would be coordinated with the Idaho State Historic Preservation Officer pursuant to the "Procedures for the Protection of Historic and Cultural Properties" (36 CFR, Par. 800) to assure that the historic structures, archaeological sites, or other cultural resources are not inadvertently compromised, lost, or destroyed. The preservation plan must be prepared to the satisfaction of the SHPO and the BLM before the public land would be leased.

(2) A provision to reserve the mineral rights of the public land to the United States, together with the right to mine and remove minerals under applicable laws. Until rules and regulations are issued by the Secretary of the Interior, no minerals except minerals subject to the leasing laws may be disposed of on the leased tracts.

(3) A provision which terminates the lease upon failure of the applicant (lessee) to comply with the terms and conditions. Non-compliance would result in administrative action by the BLM.

IMPACT ANALYSIS

Cultural Resource

Historic Buildings. Seventy privately owned buildings occupy public land without authorization from BLM within Silver City, Idaho. Although most buildings have been modified by the building owners in some manner, 65 buildings have historic value. Compliance with the terms of the proposed lease would control or prevent intrusive modification (maintenance, alterations, and rehabilitation) by the building owners to the existing buildings. The overall long-term impacts of implementing the proposed lease would be to prevent further intrusive modification to the historic buildings and removal of ruins and artifacts remaining from the historic period. This action would help protect and preserve the historic integrity of the community.

Historic Archaeology. Of the 70 proposed leased tracts surveyed in 1977, 22 tracts indicated a very high potential for both scientific data and public interpretation, 40 tracts showed scant surface evidence or extremely low potential for scientific data, 3 tracts had so much surface evidence that there is a potential for loss of scientific and interpretative data, and 4 tracts could not be adequately inspected.

Compliance with the terms and conditions of the proposed lease would reduce or control the following on-going impacts to

the archaeological resource: (1) amateur archaeological and bottle collecting activity; (2) excavation in connection with the maintenance and repair of existing structures; (3) use of materials from ruins for maintenance and repair of existing structures or the construction of new buildings. The reduction of impacts cannot be quantified.

In spite of the precautions taken by the building owners and BLM, continued occupancy of the proposed lease tracts would result in continued disturbance to the archaeological resource which cannot be quantified. Any archaeological site which becomes disturbed would lose some of its integrity if not its scientific and interpretative values. Once disturbed, that portion of a site is lost to field studies and interpretations.

Under the proposed lease, the archaeological resource would, in the long run, sustain fewer impacts than at present (see Chapter 2).

Land Use

Grazing. The proximity of the proposed tracts to the human dwellings and activities negates the value for grazing. The proposal would result in no changes to the grazing resource.

Mining. Mining activities ceased more than 50 years ago. The history of the mining district indicates that rich ore occurred only near the surface and has now been mined out. There is little

or no potential for new discoveries. A 1974 withdrawal prevents mineral location and entry under the mining laws. Since the proposed lease is subject to existing valid mining rights, there are no impacts to the mineral resource or mining.

Recreation

The primary recreation value is the sightseeing and photography opportunity associated with the historic buildings. By complying with the terms and conditions of the proposed lease, the building owners would maintain the historic buildings. This maintenance will assure protection of these buildings as an important aspect of the sightseeing opportunity.

Since the lease does not provide for public access across the leased tracts, the public's opportunities to examine and photograph buildings, foundations, and other features up close will be affected.

Improvement of the sewage disposal, solid waste disposal, and domestic water supply as required by the lease would provide a healthier, more sanitary and safer condition for Silver City visitors and occupants.

The control of any commercial facilities by BLM through concessionaire contracts as a lease stipulation would help provide quality visitor services.

Aesthetics

The characteristic landscape is one of total modification because of the mining activity and settlement in Silver City. However, the modified landscape, because of its historic significance, represents a primary attraction.

Compliance with the lease requirements pertaining to building modifications, earth-disturbing activities, erection of signs and exhibits, the location of generating plants and gas-powered generators, would assure that the historic integrity of the town is not compromised. Compliance with lease stipulations to regulate the use of heavy equipment would help reduce noise levels.

The development of acceptable sewage disposal systems and the removal of solid waste would reduce odor problems.

Soil

The soils are poorly developed and highly porous. Compliance with the terms and conditions of the proposed lease would require a short-term increase in activity. Activities such as construction and maintenance of water and sewage facilities would cause short-term soil disturbance (less than one-half acre) in the immediate vicinity of the construction area. Soil disturbance would occur, but no data are available to identify the magnitude. The long-term impacts are considered to be negligible.

Vegetation

Many domestic and ornamental species such as wildrye, bluegrass, elderberry, roses, willows, lilac, and currants inhabit yards and gardens. Compliance with the terms and conditions of the proposed lease would require a short-term increase in activity. Activity such as sewer and water line construction would result in localized surface disturbance (less than one-half acre total). Vegetation would be removed in the immediate work areas where heavy traffic or excavation is required. In most cases, the surface disturbance would consist of construction of a shallow trench in which to lay a small-diameter pipe (one inch to four inch), for a water line. In addition, approximately 50 small pits would also be constructed to install vault toilets. These disturbed areas would be small in size totaling less than one-half acre. The impacts to vegetation would be short-termed.

Wildlife and Fishery

Wildlife. Wildlife species that would be impacted by the proposed action are songbirds, raptors, and small rodents who are either partially or wholly dependent upon human structures for their life requirements (food, water, and cover).

Since it is assumed that the proposed lease, due to compliance with stipulations of the lease, may initially require lessees to spend more time at their dwellings and in the immediate area of Silver City to fulfill maintenance stipulations, some impacts to

local wildlife would occur. The impacts of human-wildlife interactions would vary depending on amount of increased activity and the tolerance of individual wildlife species to human activities. Since neither of the above can presently be quantified, impacts are discussed in generalities.

Wildlife species normally associated with old buildings may be permanently displaced or may temporarily evacuate their niche, depending on maintenance or construction activities. Bird nesting and perching areas used by swallows, bats, and songbirds may be temporarily removed. Rodent nests and hiding places used by house mice and rats may also be eliminated.

Everyday activities by humans, resulting in loud noises from cars, generators, firearms, or construction and movement in critical areas, such as riparian zones, would permanently or temporarily displace wildlife species. Dependency on human activities for food and cover would domesticate a few bird and rodent species, making them vulnerable to a wild environment when humans are not present.

Vegetation disturbance would temporarily eliminate habitat. Hiding cover, space requirements, and food sources for rodents would be affected, as well as nest sites for ground-nesting birds. Although small areas of disturbance seem minor, consolidation of habitat removal may displace animals.

Significant long-term impacts to terrestrial wildlife are not anticipated. Short-term impacts are limited to human-wildlife

interactions. Stipulations attached to leases will require maintenance and repair to structures. These activities will temporarily displace or remove sites presently utilized for feeding, nesting, resting, or cover. Wildlife affected will relocate to other buildings or natural habitat suitable for meeting the species' life functions.

Fishery. In Jordan Creek there are red-banded, brook, and rainbow trout (see Map 3-1). Habitat is in good condition. Assuming that habitat alteration activities in and near the townsite would not occur in the future and that the State of Idaho water quality standards are complied with and stream flows are maintained, trout, including the red-banded trout, would continue to survive successfully.

Socio-Economic Characteristics

Community Characteristics. The Silver City Taxpayers Association, which was formed in the mid-1960's, is a quasi-governmental body. This is an organization of building owners.

The proposed lease would not change the historical character of Silver City. It would not impact employment or income derived from commercial activities within the community.

Compliance with the lease stipulations concerning water and sanitation systems could create a need for greater cooperation among building owners. This could result in greater social cohesiveness by increased membership to the Silver City Taxpayers Association or formation of a new organization. It is impossible

to predict changing building value that could be attributed to the proposed action.

Social Attitudes and Values. Although the proposed lease offers tenure to the building owners, is transferrable to heirs, is renewable, and the lease rental is not expected to be unreasonable in terms of fair market value, building owners may not feel secure in an action of this kind based upon interviews identified in Chapter 2.

Some owners may not be able to pay the lease rental. This could force some owners to sell their property. The insecure feeling caused by a tenure settlement by lease may motivate some owners to sell their buildings. Depending upon the individual owners, the loss would be either loss of a second (recreational) property or loss of a family heirloom. It is difficult to predict if any or how many owners would propose to sell.

Building maintenance costs may be greater to meet the requirements of historically integral lease stipulations than they are at present.

Some building owners are so opposed to a lease that they have threatened to remove their buildings.

Service Systems.

(Water Supply). The present water supply system in Silver City is comprised of portions of two original systems that date back to the town's conception. Approximately 30 buildings are served by an 18,000-gallon storage tank and laterals.

Compliance with lease stipulations would require that any domestic water supply system used in Silver City meet state requirements. The Southwest District Health Department (SDHD) has compliance authority at Silver City and would determine whether the water meets state and county health standards. If deficiencies are located in the system or water quality is found to be substandard, the SDHD would require that the building owners correct them. BLM lease stipulations support SDHD in assuring the water in Silver City would be safe and potable.

Small scale repairs may be completed by the Silver City Taxpayers Association or other organizations. If remedial steps require large capital outlays, building owners may have to seek financial assistance from Owyhee County or the State of Idaho.

(Sanitation System). With the exception of one waterborne septic tank, all the buildings have outdoor privies. Many of these privies need repair or maintenance to meet state standards. Compliance with the proposed lease stipulations would require that each lessee have a sewage disposal facility that meets county and state health regulations. Inspection and compliance authority lie with SDHD. The lessee would be required to correct and maintain these outhouses to comply with lease stipulations. Sewage facilities would be inspected periodically by the SDHD to assure continued compliance with State laws.

The SDHD revealed that the majority of outhouses do not meet state and county health standards. Deficiencies were identified - many of the structures allowed access to vermin and most facilities

did not have watertight, sealed vaults underneath. This enhances the probability of human sewage leaching into Jordan Creek, especially from the outhouses near the stream.

Beneficial impacts would result when outhouses are upgraded, decreasing the likelihood of disease infections.

ADVERSE IMPACTS THAT CANNOT BE AVOIDED

Cultural Resource

Historic Archaeology. In spite of the precautions taken by the building occupants, archaeological sites may be disturbed. Any site which is disturbed will lose some of its historic integrity if not scientific and interpretive values. Once disturbed, it remains so. Once destroyed, that portion of a site is lost to field studies and interpretations.

Recreation

The quality of the recreation experience could be reduced if the general public is denied access to the leased tracts.

Aesthetics

There would be periods when the noise levels associated with the periodic construction activities intrude on the historic scene. This impact is a short-term adverse impact.

Vegetation

Minimal amounts of vegetation would be destroyed as a result of maintenance work. Rehabilitation efforts would restore native vegetation.

Some undesirable vegetation would become established after rehabilitation. After establishment, these species often increase until they dominate the vegetative stand.

Wildlife and Fishery

Wildlife. Human/wildlife interactions cannot be avoided; the degree of interaction cannot be quantified. Some wildlife species would leave the area when human activities reach intolerant levels. Some wildlife species are very tolerant of human activity and would have behavior patterns and habits changed as a result of human interactions.

Socio-Economic Characteristics

Building owners would not feel secure in their tenure on the land under a lease situation. The lease rental could be a hardship to some owners. This may cause them to sell their buildings. If the property is a family heirloom, the loss is greater than if the property is just a second home for recreational purposes.

Maintenance costs may be greater to meet the requirements of the historically integral lease stipulations than at present.

ALTERNATIVE 5 TOTAL FEDERAL ACQUISITION OF BUILDINGS AND LEASE TO SELLER

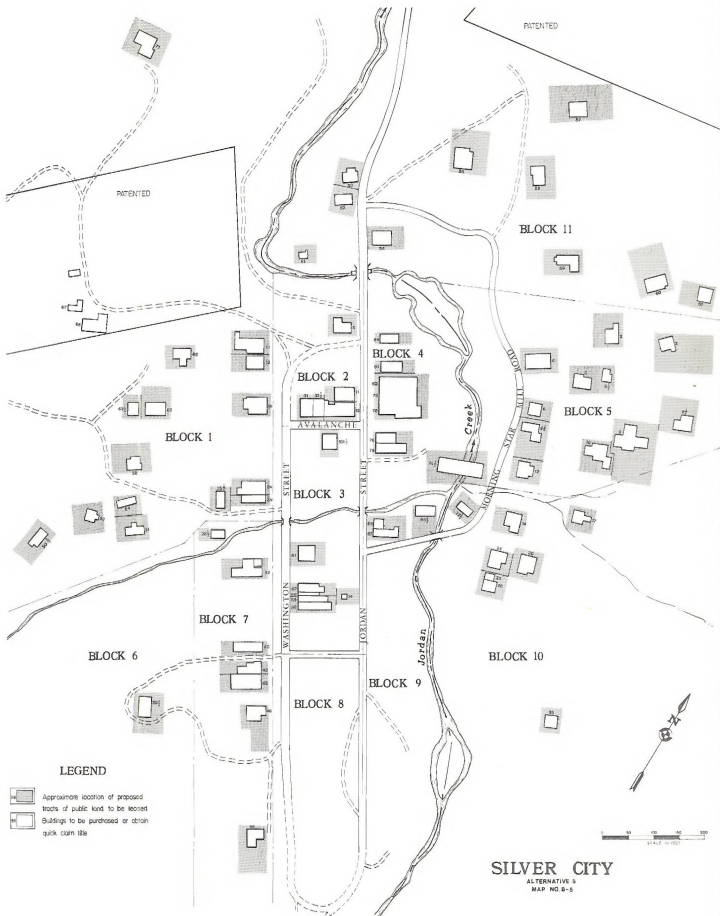
Description

This alternative proposes federal control and management of Silver City. Implementation is dependent upon the appropriation of funds. Buildings or structures would be purchased at fair market value on a willing seller basis but with a lease-back agreement; or a quit claim deed to the buildings would be obtained with the provision that the government would issue the claimant a lease for the tract and the buildings.

The cost of purchasing buildings is estimated on the basis of acquiring all buildings. Estimates are based upon building values established on the Owyhee County tax roll. The value of 66 buildings currently taxed at Silver City is \$6,567. Recent sale of two buildings in Silver City was for at least ten times their value established on the tax roll. The value of taxed buildings could be as much as \$65,670.

Non-taxed buildings are given a value based upon information supplied by the owners:

Church	\$20,000.
School	10,000.
IOOF Hall	30,000.
Masonic Hall	<u>10,000.</u>
TOTAL	\$70,000.



LEGEND

-  Approximate location of proposed tracts of public land to be leased
-  Buildings to be purchased or stricken
-  clinic

SILVER CITY
 ALTERNATIVE 5
 MAP NO. B-5

Thus, the total value of buildings is estimated to be \$135,670.

Almost all the buildings require maintenance work (mainly to the foundation) to make them safe and prevent deterioration. The estimated cost to put all buildings on public land in a safe, stabilized condition is \$740,000. This estimate was made by inspection from outside of buildings. A more complete evaluation may conclude that greater costs would be necessary. There would be an estimated \$25,000 needed to bring the water and sewer systems to meet state standards.

To assure that adequate measures would be taken by the building occupants to protect the historic buildings and archaeological resources of Silver City, lease stipulations would be identical to the proposed lease (see Chapter 1), except for the following: (1) no alterations, maintenance, or repair of any kind may be made by the lessee without prior written approval from the BLM; (2) the premises will be maintained by the lessee in an orderly condition, ordinary wear and tear excepted; and (3) the lessee agrees to allow employees and/or agents of the BLM to enter the property to conduct architectural research. The lessee will be notified in advance of such entries.

Each resource is analyzed on the basis that Silver City building owners would sell or quit claim all buildings to BLM with lease-back agreements.

IMPACT ANALYSIS

Cultural Resource

Historic Buildings. Seventy privately owned buildings occupy public land without authorization from BLM within Silver City, Idaho. Although most buildings have been modified by the building owners in some manner, 65 buildings have historic value. Historically inaccurate maintenance and restoration work on the buildings would cease. Presently, 59 buildings have intrusions from this kind of work. Work would then be in keeping with the historic period in which the buildings were constructed. Intrusions from past work on the buildings could be renovated to fit the historic scene. Total federal control would result in the protection and preservation of the historical buildings of Silver City.

Historic Archaeology. Of the 70 proposed tracts surveyed in 1977, 22 tracts indicated a very high potential for both scientific data and public interpretation, 40 tracts showed scant surface evidence or extremely low potential for scientific data, 3 tracts had so much surface evidence that there is a potential for loss of scientific and interpretative data, and 4 tracts could not be adequately inspected.

Compliance with the terms and conditions of the proposed lease would reduce or control the following on-going impacts to the archaeological resource: (1) amateur archaeological and

bottle-collecting activity; (2) excavation in connection with the maintenance and repair of existing structures; (3) use of materials from ruins for maintenance and repair of existing structures or to build new structures. The reduction of impacts cannot be quantified.

In spite of the precautions taken by the building owners and BLM, continued occupancy of the proposed lease tracts would result in continued disturbance to the archaeological resource which cannot be quantified. Any archaeological site which becomes disturbed would lose some of its integrity if not its scientific and interpretative values. Once disturbed, that portion of a site is lost to field studies and interpretations.

Under the proposed lease, the archaeological resource would, in the long run, sustain fewer impacts than at present (see Chapter 2).

Land Use

Grazing. The proximity of the proposed tracts to the human dwellings and activities negates the value for grazing. This alternative would result in no changes to the grazing resource.

Mining. Mining activities ceased more than 50 years ago. Rich ore occurred only near the surface and has now been mined out. There is little or no potential for new discoveries. A 1974 withdrawal prevents mineral location and entry under the mining

laws. Since the proposed lease is subject to existing valid mining rights, there are no known quantifiable impacts to the mineral resource or mining.

Recreation

The primary recreation value is the sightseeing and photography opportunity associated with the historic buildings. Under this alternative it would be possible for visitors to have access to the entire area unless specific sites were closed off for safety reasons.

The capability of BLM to interpret the total community would be enhanced. Exhibits and displays could be developed and the interior of certain buildings could be made available for public viewing. This would provide a very high-quality experience to visitors to this historic community.

Aesthetics

The characteristic landscape is one of total modification because of the mining activity and settlement in Silver City. However, the modified landscape, because of its historic significance, represents an important attraction.

This alternative would result in a greater opportunity to remove visual intrusions and replace them with those in keeping with the architectural period in which the community was established. Additional maintenance and restoration work would also

meet this goal. All signs, displays, and exhibits would also be in harmony with the historic scene.

It would be possible to regulate construction and maintenance activities for minimum disturbance to visitors. Equipment, such as electric generators, would probably be installed and would create a continued impact upon the historic scene. Sewage facilities would meet state standards and would eliminate associated odor problems.

Soil

The soils are poorly developed and highly porous. Compliance with the terms and conditions of the proposed lease would require a short-term increase in activity. Activities such as construction and maintenance of water and sewage facilities would cause short-term soil disturbance (less than one-half acre) in the immediate vicinity of the construction area. Soil disturbance would occur, but no data are available to identify the magnitude. The long-term impacts are considered to be negligible.

Vegetation

Many domestic and ornamental species such as wildrye, bluegrass, elderberry, roses, willows, lilac, and currants inhabit yards and gardens. Compliance with the terms and conditions of the proposed lease would require a short-term increase in activity. Activity such as sewer and water line construction would result in localized surface disturbance (less than one-half acre

total). Vegetation would be removed in the immediate work areas where heavy traffic or excavation is required. In most cases, the surface disturbance would consist of construction of a shallow trench in which to lay a small-diameter pipe (one inch to four inch), for a water line. In addition, approximately 50 small pits would also be constructed to install vault toilets. These disturbed areas would be small in size totaling less than one-half acre. The impacts to vegetation would be short-termed. There are no known long-term impacts to the vegetative resource.

Wildlife and Fishery

Wildlife. Wildlife species that would be impacted by the proposed action are songbirds, raptors, and small rodents who are either partially or wholly dependent upon human structures for their life requirements (food, water, and cover).

Wildlife species normally associated with old buildings may be permanently displaced or may temporarily evacuate their niche, depending on maintenance or construction activities. Bird nesting and perching areas used by swallows, bats, and songbirds may be temporarily removed. Rodent nests and hiding places used by house mice and rats may also be eliminated.

Everyday activities by humans, resulting in loud noises from cars, generators, firearms, or construction and movement in critical areas, such as riparian zones, would permanently or temporarily displace wildlife species. Dependency on human activities for food and cover would domesticate a few bird and rodent

species, making them vulnerable to a wild environment when humans are not present.

Vegetation disturbance would temporarily eliminate habitat. Hiding cover, space requirements, and food sources for rodents would be affected, as well as nest sites for ground-nesting birds. Although small areas of disturbance seem minor, consolidation of habitat removal may displace animals.

Significant long-term impacts to terrestrial wildlife are not anticipated. Short-term impacts are limited to human-wildlife interactions.

Fishery. In Jordan Creek there are red-banded, brook, and rainbow trout (see Map 3-1). Habitat is in good condition. Assuming that habitat alteration activities in and near the townsite would not occur in the future and that the State of Idaho water quality standards are complied with and stream flows are maintained, trout, including the red-banded trout, would continue to survive successfully.

Socio-Economic Characteristics

Owyhee County. Owyhee County is a rural, agricultural county located in the southwest corner of Idaho. The county would lose about \$870 per year in tax revenue now being paid by the building owners from the transfer of the buildings from private ownership to federal ownership.

Community Characteristics. The Silver City Taxpayers Association, which was formed in the mid-1960's, is a quasi-governmental body.

This is an organization of building owners.

Federal acquisition of buildings would completely change the character of the community. All self-controlling attempts (semi-governmental control) such as the Silver City Taxpayers Association would no longer be needed and building occupation would be strictly on a tenant basis.

Social Attitudes and Values. This alternative would produce a negative impact upon most of the building owners. Their attitudes are that they have preserved what historic values are left at Silver City. The possible impact of acquiring money for their building would not offset their pride of ownership of the historic building. Many owners have had this property in the family since Silver City was a vital community.

There is also the possibility of some owners not being able to pay the annual lease fee and would lose contact entirely with the building.

Service Systems. The present water supply system in Silver City is comprised of portions of two original systems that date back to the town's conception. Approximately 30 buildings are served by an 18,000-gallon storage tank and laterals.

With the exception of one water-borne septic tank, all the buildings have outdoor privies. Many of these privies need repair or maintenance to meet state standards.

State health laws concerning sewage and water would be complied with by BLM. Installation of proper systems would be based upon available federal funds. There would be no adverse health

problems related to the sewage and water systems. Beneficial impacts would result when outhouses and water systems are upgraded, decreasing the likelihood of disease infections.

ADVERSE IMPACTS THAT CANNOT BE AVOIDED

Cultural Resource

Historic Archaeology. In spite of the precautions taken by the building occupants, there could be isolated destruction of archaeological artifacts or features.

Aesthetics

There will be periods when the noise levels associated with the periodic construction activities intrude on the historic scene. This impact is considered to be a short-term adverse impact.

Vegetation

Minimal amounts of vegetation would be destroyed as a result of maintenance work. Rehabilitation efforts would restore native vegetation. Routine maintenance would improve the vegetative setting. Some undesirable vegetation would become established after rehabilitation. After establishment, these species often increase until they dominate the vegetative stand.

Wildlife and Fisheries

Human/wildlife interactions cannot be avoided. Some wildlife species would leave the area when human activities become intolerant.

Socio-Economic Characteristics

Owyhee County would lose about \$870 in tax revenue now being paid by building owners from removal of the buildings. Federal acquisition of all buildings would completely change the character of the community. All self-controlling attempts (semi-governmental control) such as the Silver City Taxpayers Association would no longer be needed and building occupation would be strictly on a tenant basis.

This alternative would produce a negative impact upon most of the building owners. Their attitudes are that they have preserved the historic values of Silver City. The possible beneficial impact of acquiring money for their building would not offset their pride of ownership of the historic building. Many owners have had this property in the family since Silver City was a vital community.

There is also the possibility of some owners not being able to pay the annual rental fee and would lose contact entirely with the building.

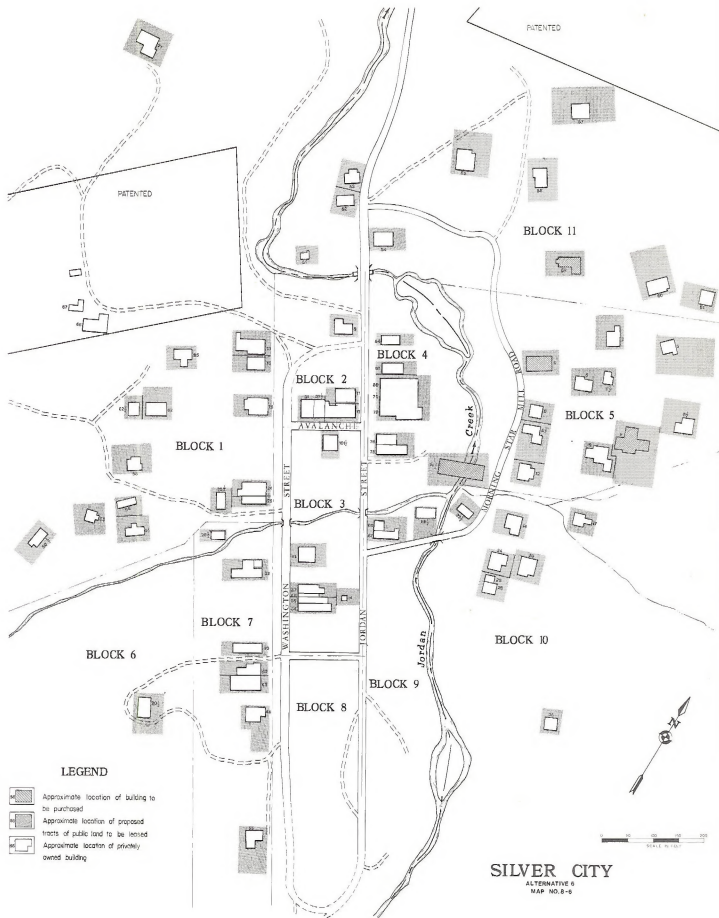
ALTERNATIVE 6 FEDERAL ACQUISITION OF FOUR BUILDINGS AND LEASE PUBLIC LAND TO REMAINING BUILDING OWNERS

Description

Section 205 of Federal Land Policy and Management Act (FLPMA) authorizes the Secretary of the Interior to acquire buildings of historic significance through purchase. In accordance with this authority, the following buildings are proposed for BLM acquisition: (1) Stoddard House, (2) School House, (3) Catholic Church, and (4) Masonic Temple. This would be contingent on the allocation of funds to BLM and the building owners' willingness to sell.

The cost of purchasing the buildings is based on the following: (1) the Owyhee County tax roll value of the Stoddard House is \$1,250; (2) recent sale of two buildings at Silver City was for at least ten times this value; (3) the value of the Stoddard House could be \$12,500; (4) non-taxed buildings are given a value based upon information supplied by the owners.

<u>Buildings to Be Acquired</u>	<u>Value Estimate</u>	<u>Complete Restoration</u>
1. Church	\$20,000	\$ 57,800
2. Stoddard House	\$12,500	\$148,000
3. School	\$10,000	\$ 50,625
4. Masonic Hall	<u>\$10,000</u>	<u>\$114,750</u>
Total value estimated	\$52,500	\$371,175



The cost of purchasing and restoring the four buildings is estimated to be \$423,675.

The remaining building owners would be leased the individual public land tracts in accordance with Section 302 of FLPMA. See Chapter 1 for details of lease.

IMPACT ANALYSIS

Cultural Resource

Historic Buildings. Seventy privately owned buildings occupy public land without authorization from BLM within Silver City, Idaho. Although most buildings have been modified by the owners, 65 buildings have historic value. Compliance with the terms of the proposed lease would control or prevent intrusive modification (maintenance, alterations, and rehabilitation) by the building owners to 66 existing buildings. It would also control or prevent removal of ruins and artifacts remaining from the historic period. This action would help protect and preserve the historic integrity of the community.

There would also be a greater opportunity to correct past intrusions on the four buildings acquired by BLM.

Historic Archaeology. Of the 70 tracts surveyed in 1977, 22 tracts indicated a very high potential for both scientific data and public interpretation, 40 tracts showed scant surface evidence or extremely low potential for scientific data, 3 tracts had so

much surface evidence that there is a potential for loss of scientific and interpretative data, and 4 tracts could not be adequately inspected.

Compliance with the terms and conditions of the proposed lease would reduce or control the following on-going impacts to the archaeological resource: (1) amateur archaeological and bottle collecting activity; (2) excavation in connection with the maintenance and repair of existing structures; (3) use of materials from ruins for maintenance and repair of existing structures or construction of new structures. However, amount of control or reduction is unknown.

In spite of the precautions taken by the building owners and BLM, continued occupancy of the proposed lease tracts would perpetuate disturbance to the archaeological resource which also cannot be quantified. Any archaeological site which is disturbed would lose some of its integrity if not its scientific and interpretative values. Once disturbed, that portion of a site is lost to field studies and interpretations.

Under the proposed lease, the archaeological resource would, in the long run, be impacted less (see Chapter 2).

Land Use

Grazing. The proximity of the proposed tracts to human dwellings and activities negates the value for grazing. The proposal would result in no changes to the grazing resource.

Mining. Mining activities ceased more than 50 years ago. The history of the mining district indicates that rich ore occurred only near the surface and is mined out. There is little or no potential for new discoveries. A 1974 withdrawal prevents mineral location and entry under the mining laws. Since the proposed lease is subject to existing valid mining rights, there are no impacts to the mineral resource or mining.

Recreation

The primary recreation value is the sightseeing and photography opportunity associated with the historic buildings. By complying with the terms and conditions of the proposed lease, the building owners would maintain the historic buildings. This maintenance will protect these buildings for sightseeing.

The control of any commercial facilities by BLM, via contracts as a lease stipulation, would help provide quality visitor services.

Since the lease does not provide for public access across the leased tracts, the public's opportunities to examine and photograph buildings, foundations, and other features up close would be denied.

By Federal control of the Church, School, Masonic Hall and the Stoddard House, visitors would have assured access to these buildings. Since these are historically important buildings, access should improve the visitors' recreation experience.

Aesthetics

The characteristic landscape is one of total modification because of the mining activity and settlement in Silver City. However, the modified landscape, because of its historic significance, is an important attraction.

Compliance with the lease requirements pertaining to building modifications, earth-disturbing activities, erection of signs and exhibits, location of generating plants and gas-powered generators, would assure that the historic integrity of the town is not intruded upon. Compliance with lease stipulations to regulate the use of heavy equipment would help reduce noise levels.

The development of acceptable sewage disposal systems and the removal of solid waste would reduce odors.

Soil

The soils are poorly developed and highly porous. Compliance with the terms and conditions of the proposed lease would require a short-term increase in activities such as construction and maintenance of water and sewage facilities that would cause short-term soil disturbance (less than one-half acre) in the immediate vicinity. The magnitude of soil disturbance is unknown. The long-term impacts are considered to be negligible.

Vegetation

Many domestic and ornamental species such as wildrye, bluegrass, elderberry, roses, willows, lilac, and currants inhabit yards and

gardens. Compliance with the terms and conditions of the proposed lease would require a short-term increase in activities such as sewer and water line construction that would result in localized surface disturbance (less than one-half acre). Vegetation would be removed in the immediate work areas. In most cases, a shallow trench in which to lay a waterline (one inch to four inch), would be constructed. In addition, approximately 50 small pits would also be constructed to hold vault toilets. These disturbed areas would total less than one-half acre. The impacts to vegetation would be short-term. There are no known long-term impacts to the vegetative resource.

Wildlife and Fishery

Wildlife. Wildlife species that would be impacted by the proposed action are songbirds, raptors and small rodents that are partially or wholly dependent upon human structures for their life requirements (food, water, and cover).

Since it is assumed that compliance with stipulations of the lease may initially require lessees to spend more time at their dwellings and in the immediate area of Silver City, some impacts to local wildlife would occur. The impacts of human-wildlife interactions would vary depending on amount of increased activity and the tolerance of individual wildlife species. Since neither of the above can presently be quantified, impacts are discussed in generalities.

Wildlife species normally associated with old buildings would be permanently displaced or would temporarily evacuate their niche depending on maintenance or construction activities. Nesting and perching areas may be removed in the case of birds and nests and hiding places may be removed in the case of rodents. Rodent nests and hiding places used by house mice and rats may also be eliminated.

Everyday activities by humans, resulting in loud noises such as from cars, generators, firearms, construction and movement in critical areas, such as riparian zones, would permanently or temporarily displace wildlife species. Dependency on human activities for food and cover would domesticate a few bird and rodent species, making them vulnerable to a wild environment when humans are not present.

Vegetation disturbance would temporarily eliminate habitat. Hiding cover, space requirements, and food sources for rodents would be affected, as well as nest sites for ground-nesting birds. Although small areas of disturbance seem minor, consolidation of habitat removal may displace animals.

Long-term impacts to terrestrial wildlife are not anticipated. Short-term impacts are limited to human-wildlife interactions. Stipulations attached to leases will require maintenance and repair of structures. These activities will temporarily displace or remove sites presently utilized for feeding, nesting,

resting, or cover. Wildlife affected will relocate to other buildings or natural habitat suitable for meeting the species' life functions.

Fishery. In Jordan Creek there are red-banded, brook, and rainbow trout (see Map 3-1). The habitat is in good condition. Assuming that habitat alteration activities in and near the townsite would not occur in the future and that the State of Idaho water quality standards are met and stream flows are maintained, trout, including the red-banded trout, would continue to survive successfully.

Socio-Economic Characteristics

Owyhee County. Owyhee County is a rural, agricultural county located in the southwest corner of Idaho. Four buildings would be taken off of the tax roll. Owyhee County would lose \$18.00 tax revenue annually from the transfer of four buildings to federal ownership.

Community Characteristics. The Silver City Taxpayers Association, which was formed in the mid-1960's, is a quasi-governmental body. This is an organization of building owners.

The proposed lease would not change the historical character of Silver City. Compliance with the lease stipulations for water and sanitation systems would create a need for greater cooperation among building owners which may increase social cohesiveness in the Silver City Taxpayers Association or a similar organization.

No change in numbers of visitors to Silver City would be anticipated. Therefore, no changes are expected for income derived from commercial activities in the community.

It is impossible to predict changing values of buildings that could result from implementing this alternative. The typical residential tract would be leased at fair market value (see Appendix A).

Social Attitudes and Values. Although the proposed lease offers tenure to the building owners, is transferrable to heirs, is renewable, and the lease rental is expected to be reasonable in terms of market value, building owners would not feel secure in an action of this kind based upon interviews identified in Chapter 2.

Some owners may not be able to pay the lease rental. This could force some owners to sell their property. The insecure feeling caused by a tenure settlement by lease may motivate some owners to sell their buildings. Depending upon the individual owners, the loss would be either loss of a second (recreational) property or loss of a family heirloom. It is difficult to predict if any or how many owners would propose to sell.

Building maintenance costs may be greater with this alternative than at present.

Some building owners are so opposed to a lease that they have threatened to remove their buildings.

Service Systems

(Water Supply). The present water supply system in Silver City is comprised of portions of two original systems that date

back to the town's conception. Approximately 30 buildings are served by an 18,000-gallon storage tank and laterals.

Compliance with lease stipulations would require that any domestic water supply system used in Silver City meet state requirements. The Southwest District Health Department (SDHD) has compliance authority at Silver City and would determine whether the water meets state and county health standards. If deficiencies are located in the system or water quality is found to be substandard, the SDHD would require the building owners to correct them. BLM lease stipulations support SDHD in assuring that the water in Silver City would be safe and potable.

Small scale repairs may be completed by the Silver City Taxpayers Association or other organizations. If remedial steps require large capital outlays, building owners may have to seek financial assistance from Owyhee County or the State of Idaho.

(Sanitation System). With the exception of one water-borne septic tank, all the buildings have outdoor privies. Many of these privies need repair or maintenance to meet state standards. Compliance with the proposed lease stipulations would require that each lessee have a sewage disposal that meets county and state health regulations. Inspection and compliance authorities lie with SDHD. The lessee would be required to correct and maintain these outhouses to comply with lease stipulations. Sewage facilities would be inspected periodically by the SDHD to assure continued compliance with state law.

The SDHD revealed that the majority of outhouses do not meet state and county health standards. Deficiencies were identified - many of the structures allowed access to vermin and most facilities did not have watertight, sealed vaults underneath. This enhances the probability of human sewage leaching into Jordan Creek, especially from the outhouses near the stream.

Improvement of the sewage disposal, solid waste disposal, and domestic water supply as required by the lease would provide a healthier, more sanitary and safer conditions for Silver City visitors and occupants.

ADVERSE IMPACTS THAT CANNOT BE AVOIDED

Cultural Resources

Historic Archaeology. In spite of the precautions taken by the building occupants, there could be isolated destruction of archaeological artifacts or features.

Land Use

Recreation. The quality of the recreation experience could be reduced if the general public is denied access to the leased lots.

Aesthetics

There will be periods when the noise levels associated with the periodic construction activities intrude on the historic

scene. This impact is considered to be a short-term adverse impact.

Vegetation

Minimal amounts of vegetation would be destroyed as a result of maintenance work. Rehabilitation efforts would restore native vegetation. Routine maintenance would improve the vegetative setting. Some undesirable vegetation would become established after rehabilitation. After establishment, these species often increase until they dominate the vegetative stand.

Wildlife and Fishery

Human/wildlife interactions cannot be avoided. Some wildlife species would leave the area when human activities reach intolerant levels. Some wildlife species are very tolerant of human activity and would have behavior patterns and habits changed as a result of human interactions.

Socio-Economic Characteristics

Owyhee County would lose \$18.00 tax revenue annually.

Building owners would not feel secure in their tenure on the land under a lease stipulation. The lease rental could be a hardship to some owners. This may cause them to sell their buildings. If the property is a family heirloom, the loss is greater than if the property is just a second home for recreational purposes.

Compliance of state health regulations concerning water and sewer systems may require an undetermined outlay of money.

Maintenance costs may be greater to meet the requirements of lease stipulations than at present.

**ALTERNATIVE 7
SPECIAL LEGISLATIVE ALTERNATIVE,
TRUSTEE TOWNSITE FOR SILVER CITY**

Description

While the proposed action and other alternatives are administrative actions, Alternative 7 would require legislation. An application (I-10203) was filed with the BLM by District Judge Robert B. Dunlap on December 30, 1975, for a Silver City Townsite patent. Judge Dunlap was designated as an interim trustee representing 60 building owners in Silver City who were petitioning to acquire title to the federal land beneath their respective buildings. Attached to the petition was a brief management procedure for public safety, vandalism protection, water and sewage facilities, fire protection, roads, and tourism. Also included was a guarantee that the historic character of the community would be preserved through deed covenants incorporated in the title issued to each property owner.

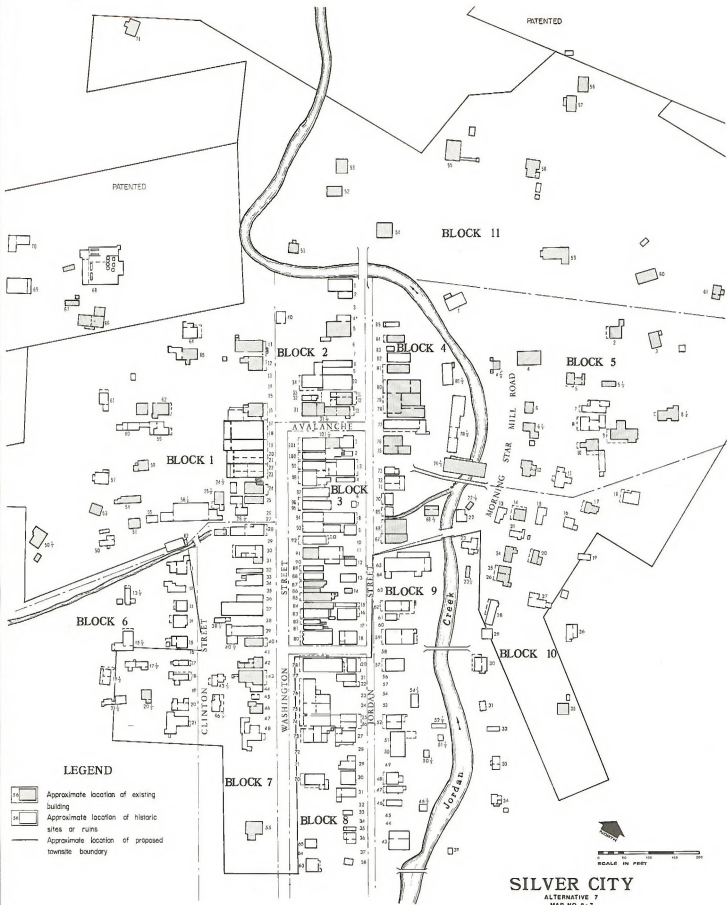
When the BLM's Organic Act, Public Law 94-579 (FLPMA) was passed on October 21, 1976, the above Trustee Townsite petition was voided. FLPMA repealed many land laws including the Trustee Townsite authority. However, since considerable effort had been expended by the Silver City residents in making application and the Idaho congressional delegation has considered special legislation to re-enact the townsite authority for Silver City, it is

considered to be an alternative. Theoretically, special legislation could take numerous forms, but for the purposes here, this alternative will analyze the Trustee Townsite authority, R.S. 2387-2389 (43 U.S.C. 718-720) under which the original petition was filed. Since FLPMA has been enacted conveyance of title could be subject to the terms under this act. Considering the cultural values involved, this assumption seems reasonable.

The procedures for making townsite application are outlined in 43 CFR Part 2670. Basically, the Judge of the County Court is appointed the trustee for lands under application. In the case of Silver City, only those lands actually occupied for town purposes can be petitioned for by the building owners (See Map No. 8-7). Once tracts are surveyed, the BLM must classify the land as being suitable for a town site. If this is accomplished and certain requirements are met, the land is sold to the trustee at \$1.25 per acre. At that point, federal ownership terminates.

Once patent is issued to the trustee, sale of the tracts by him is made in accordance with State Law Sections 58-801 to 803 Idaho Code. The tracts are appraised and sold at fair market values to the owner of the improvements on them.

The following provisions would be placed in the patent to protect the historic buildings and archaeological resource of Silver City: (1) the sale is subject to all existing valid mining rights; (2) this provision to protect the archaeological and historic resource would require all approved applicants to submit



and comply with a preservation plan for the public land to be purchased. The preservation plan would be coordinated with the Idaho State Historic Preservation Officer pursuant to the "Procedures for the Protection of Historic and Cultural Properties" (36 CFR, Part 800) to assure that the historic structures, archaeological sites, or other cultural resources are not inadvertently compromised, lost, or destroyed. The plan must be completed to the satisfaction of the SHPO and BLM before the public land will be sold; (3) there would be a provision that survivors and assignees would comply with all patent provisions; and (4) there would be a provision that in the event of a breach of any condition and covenant in the patent to the tract, all right, title and interest revert to the Federal Government. Non-compliance would result in court action.

Approximately 32 acres of public land within Silver City would be sold under this alternative.

IMPACT ANALYSIS

Cultural Resource

Historic Buildings. Seventy privately owned buildings occupy public land without authorization from BLM within Silver City, Idaho. Although most buildings have been modified by the building

owners in some manner, 65 buildings have historic value. Compliance with the patent provisions should assure that historically accurate building alterations are made. The long-term impact should be the protection and preservation of a regionally recognized historic site, although the degree of protection cannot be quantified.

Historic Archaeology. A total of 206 archaeological sites and two major ruins have been identified within the boundaries of the proposed townsite. Of the 206 archaeological sites surveyed in 1977, 50 sites indicate a very high potential for both scientific data and public interpretation, 131 sites showed scant surface evidence or low potential for scientific value, 4 showed so much surface evidence in site that there is a potential for the loss of scientific data and interpretive species, and 18 sites could not be inspected or showed no archaeological potential.

By complying with the patent provisions, which require a preservation plan, on-going impacts to the archaeological resource would be controlled. However, it must be recognized that in spite of the precautions taken by the occupants, continued occupancy of the proposed townsite tract would perpetuate disturbance, which cannot be quantified, to the archaeological resource. Any archaeological site which is disturbed would lose some of its integrity if not its scientific and interpretative values. Once disturbed, that portion of a site is lost to field studies and interpretations.

Under this alternative, the archaeological resource may, in the long run, be impacted less (see Chapter 2).

Land Use

Grazing. Of the 32 acres proposed for the townsite, approximately 20 acres containing two AUMs are available for livestock grazing. If the townsite tract is transferred out of federal ownership, two AUMs would be lost. The grazing resource would be slightly impacted by implementing this alternative.

Mining. Mining activities ceased more than 50 years ago. The history of the mining district indicates that rich ore occurred only near the surface and is mined out. There is little or no potential for new discoveries. A 1974 withdrawal prevents mineral location and entry under the mining laws. Since the townsite proposal is subject to existing valid mining rights, there are no impacts to the mineral resource or mining.

Recreation

The primary recreation value is the sightseeing and photography opportunity associated with the historic buildings. Under this alternative, tracts acquired by the building owners would be large. Public access to the tract to be sold could be denied, resulting in reducing the quality of the recreation experience by preventing the sightseers from inspecting the buildings and ruins up close.

The overall historic appearance of the buildings and community could be improved by the deed provisions for maintaining historical integrity of the buildings.

Aesthetics

The characteristic landscape is an important attraction. There would be no adverse impacts to the visual resource. However, there could be adverse impacts from power generating plants if they are installed by building owners. Magnitude of impact would depend upon the number of plants installed. Operation of heavy equipment and machinery during construction and maintenance of water and sewer systems and building maintenance would also create adverse noise impacts. Noise levels from these sources would intrude upon the historic scene. If state health standards are met with the individual sewer systems, there would be no adverse impacts.

Soil

The soils are poorly developed and highly porous. Activities such as construction and maintenance of water and sewage facilities would cause short-term soil disturbance in the immediate vicinity. The magnitude of soil disturbance is unknown. The long-term impacts are considered to be negligible.

Vegetation

Many domestic and ornamental species such as wildrye, bluegrass, elderberry, roses, willows, lilac, and currants inhabit the area. The vegetative resource of the area would be impacted by the construction and repair activities necessary to maintain buildings and supporting facilities. Vegetation would be removed in the immediate work area and should have a short-term effect.

Wildlife and Fishery

Wildlife. Wildlife species that would be impacted are songbirds, raptors, and small rodents who are either partially or wholly dependent upon human structures for their life requirements (see Chapter 2).

The most significant impact to terrestrial wildlife would be the loss of management ability for those habitats within the area of the townsite. Jordan Creek is one of the most important riparian zones in the area since waterways are scarce. Loss of the ability to manage habitat along the creek could affect population diversity associated with the riparian zone. Disturbed sites may affect the habitat requirements of a given species.

Long-term impacts would be loss of the federal ability to manage 32 acres of wildlife habitat, especially in the riparian zone along Jordan Creek. Short-term impacts cannot be predicted because of insufficient knowledge about future actions in Silver City.

Fishery. In Jordan Creek there are red-banded, brook, and rainbow trout (see Map 3-1). The habitat is in good condition. Assuming that habitat alteration activities in and near the townsite would not occur in the future and that the State of Idaho water quality standards are met and stream flows are maintained, trout, including the red-banded trout, would continue to survive successfully.

Socio-Economic Characteristics

Owyhee County. Owyhee County is a rural, agricultural county located in southwest Idaho. It has an agrarian based economy. The county would receive a small increase in tax revenues from the transfer of 32 acres from federal to private ownership. The increase in taxes cannot be quantified with the present data, but it should be greater than the \$2,400 identified in Alternative 2.

Community Characteristics. The Silver City Taxpayers Association, which was formed in the mid-1960's, is a quasi-governmental body. This is an organization of building owners. Implementing this alternative would give the community a more permanent character. Building values would increase as a result of stabilizing the occupancy situation and creating a scarce commodity by limiting occupancy only to the present building owners.

Social Attitudes and Values. Building maintenance costs may be greater to meet the requirements of deed provisions to the land. Building owners would feel they had a more permanent set-

tlement of the land tenure problem. It should improve their attitude for cooperation with BLM to meet the objectives of preserving the historic integrity of the community.

Service Systems. The present water supply system in Silver City is comprised of portions of two original systems that date back to the town's conception. Approximately 30 buildings are served by an 18,000-gallon storage tank and laterals. With the exception of one water-borne septic tank, all the buildings have outdoor privies. Many of these privies need repair or maintenance to meet state standards.

The Southwest District Health Department determines whether sewage facilities and domestic water supplies meet state and county health regulations. If deficiencies are found, the community would be required to take certain remedial steps. Enforcement of health laws would result in greater protection of public health.

It is impossible to predict compliance to state health laws by building owners.

ADVERSE IMPACTS THAT CANNOT BE AVOIDED

Cultural Resources

Historical Archaeology. Two hundred and six archaeological sites and two ruins would become privately owned. In spite of the precautions taken by the occupants, sites or ruins may become dis-

turbed. Any site which becomes disturbed will lose some of its historic integrity if not scientific and interpretive values. Once disturbed, it remains so. Once destroyed, that portion of a site is lost to field studies and interpretations.

Recreation

The quality of the recreation experience would be reduced if the general public is denied access to the buildings and ruins of the town.

Aesthetics

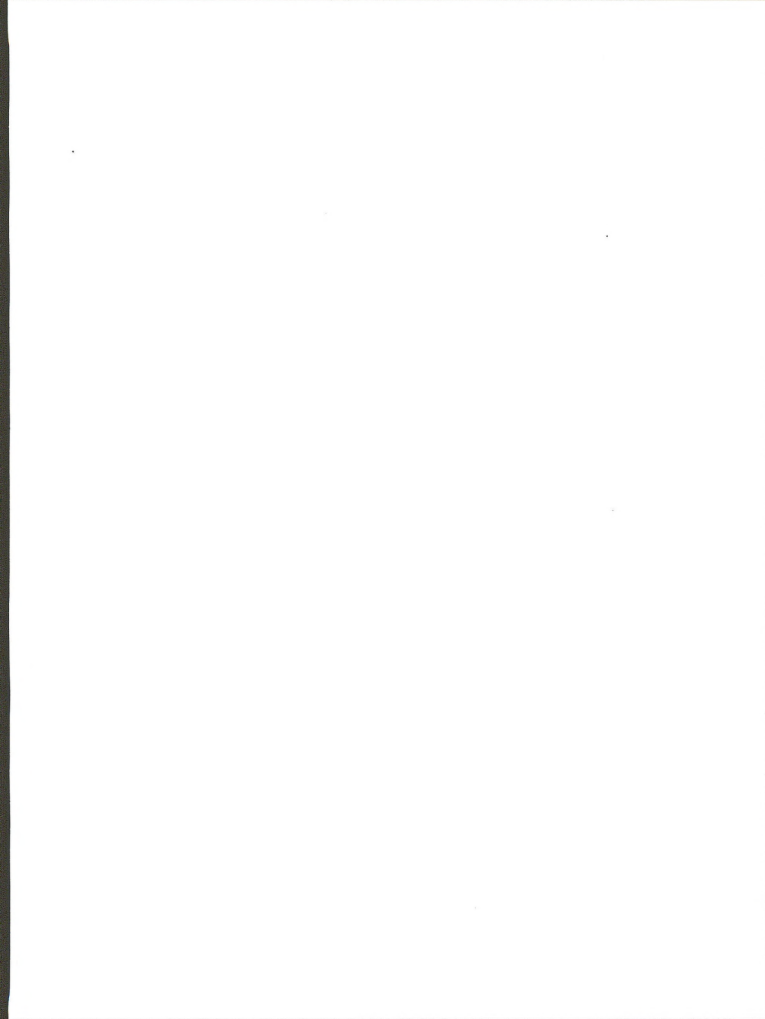
There will be periods when the noise levels associated with the periodic construction activities intrude on the historic scene. This impact is considered to be a short-term adverse impact.

Vegetation

Minimal amounts of vegetation would be destroyed as a result of maintenance work. Rehabilitation efforts would restore native vegetation. Routine maintenance would improve the vegetative setting. Some undesirable vegetation would become established after rehabilitation. After establishment, these species often increase until they dominate the vegetative stand.

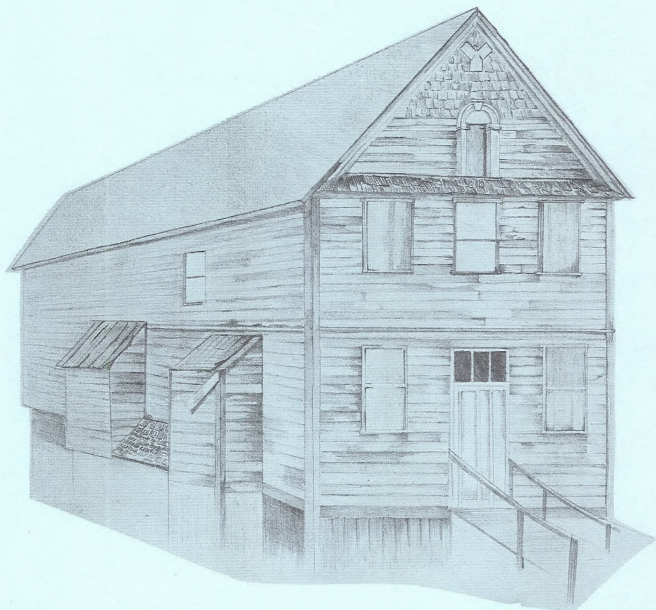
Wildlife and Fishery

The most significant impact to terrestrial wildlife would be the loss of federal management ability for those habitats within the area of the town site.



Chapter 9

Consultation and Coordination



MASONIC TEMPLE



INTRODUCTION

This chapter includes a brief history of consultation and coordination undertaken concerning this statement. There is also information about the organization of the ES team, federal, state and local agency contacts, significant meetings held, and a list of government agencies and nongovernment organizations that will receive a copy of the draft statement with a request to submit written comments.

ORGANIZATION OF TEAM FOR PREPARATION OF THE DRAFT ES

On July 5, 1977, the team assembled in Boise, Idaho, to begin preparing this ES. The team consisted of a staff from the Bureau of Land Management (BLM) Idaho State Office, and the Boise District Office. Team members include a broad spectrum of specialists: range conservationist, fisheries biologist, wildlife biologist, archaeologist, recreation planner, mining engineer, realty specialists, socioeconomists. The project manager, team leader, editor, engineering technician, typists and draftsmen provided support, guidance, and coordination for the effort.

CONSULTATION AND COORDINATION IN PREPARATION OF THE DRAFT ES

During preparation of the draft, other federal and state agencies with special expertise relating to the proposed action were contacted for information. A record of these contacts is on file in the Idaho State Office. Prior to preparing the draft ES, Dr. Roderick Sprague, Professor of Anthropology, University of Idaho, and William B. McCroskey, Professor of Architecture, University of Idaho were employed to provide technical expertise in archaeology and architecture, respectively.

The National Park Service (NPS) was informally contacted several times during the preparation of the draft statement. By letter of January 19, 1978, the NPS informally reviewed this statement. Their comments have been considered.

The Heritage Conservation and Recreation Service (HCRS), which was recently formed by combining the Office of Archaeology and Historic Preservation, NPS, and the Bureau of Outdoor Recreation, informally reviewed the preliminary draft statement on February 8, 1978.

The State Historic Preservation Officer (SHPO) was contacted several times during the preparation of the draft statement in regard to Section 106 of the Historic Preservation Act of 1966. Cultural resource information gathered for the ES, impact analysis, and proposed mitigating measures were delivered to the SHPO

for preliminary review on October 28, 1977. In a letter dated November 10, 1977, he indicated that, "A successful solution can be achieved only by preparing a preservation plan with a reasonable prospect for enlisting support of both groups of interested parties: BLM and the building owners. Your preliminary statement recognizes this essential need." The Bureau of Land Management is presently consulting with the SHPO in regards to complying with the requirement of the National Historic Preservation Act.

On July 8, 1977, the Idaho State Office sent out a news release describing BLM plans to prepare an ES and requesting input for the statement. In addition, letters were sent out on July 22, 1977, to the Silver City taxpayers and to the following broad spectrum of federal, state, and special interest organizations:

Congressmen and Senators - 4

City and County Governments - 3

State Clearinghouse - 16 agencies

Other Federal Agencies - 22

Resource Interest Groups and Conservation Organizations - 44

Universities - 13

These efforts to obtain a wide spectrum of input resulted in ten written responses. Nine responses were from Silver City building owners who stated that they will not accept a lease. The Oregon High Desert Study Group letter of August 3, 1977 supported federal control of Silver City public lands.

COORDINATION IN THE REVIEW OF THE DRAFT ES

Comments on the draft environmental statement will be requested from the following agencies, interest groups, and individuals.

Federal

Advisory Council on Historic Preservation

Department of Agriculture

Forest Service

Soil Conservation Service

Department of Commerce

Department of Health, Education, and Welfare

Department of Housing and Urban Development

Department of the Interior

Bureau of Mines

Bureau of Reclamation

Heritage Conservation and Recreation Service

Fish and Wildlife Service

National Park Service

Environmental Protection Agency

State

State of Idaho

Governor's Clearinghouse

Regional

Owyhee County Commissioners

Ida-Ore Regional Planning and Development Association

Nongovernmental Organizations

Ada County Fish and Game League
American Association of University Women
Associated Taxpayers of Idaho
Audubon Society
Boise Riding Club
Boise State University
Capital Conservation Club
Citizens Alliance
Coalition to Save the Snake
Energy Daily
Friends of the Earth
Gem State 4-Wheel Drive
Greater Snake River Land Use Congress
Idaho Environmental Council
Idaho Water Users Association
Idaho Conservation League
Idaho Association of Soil Conservation Districts
Idaho Forest Council
Idaho Forestry Association
Idaho Wildlife Federation
Idaho Fish and Game Association
Idaho Gem Club
Idaho Outdoor Association
Idaho Mining Association

CONSULTATION AND COORDINATION

- Idaho Archaeological Society
- Idaho State Federation of Garden Clubs
- Idaho League of Women Voters
- Idaho State University
- Mountain Home Air Force Base Sportsman Club
- Nature Conservancy
- National Wildlife Federation
- Nampa Rod and Gun Club
- Offroad Motorcyclists Council
- Oregon High Desert Study Group
- Outdoors Unlimited
- Owyhee Motorcycle Club
- Sierra Club
- Silver City Building Owners
- Silver City Taxpayers Association
- Snake River Conservation Research Center
- Society of American Foresters
- Twin Falls Fish and Game Club
- Wildlife Resources
- Wildlife Society

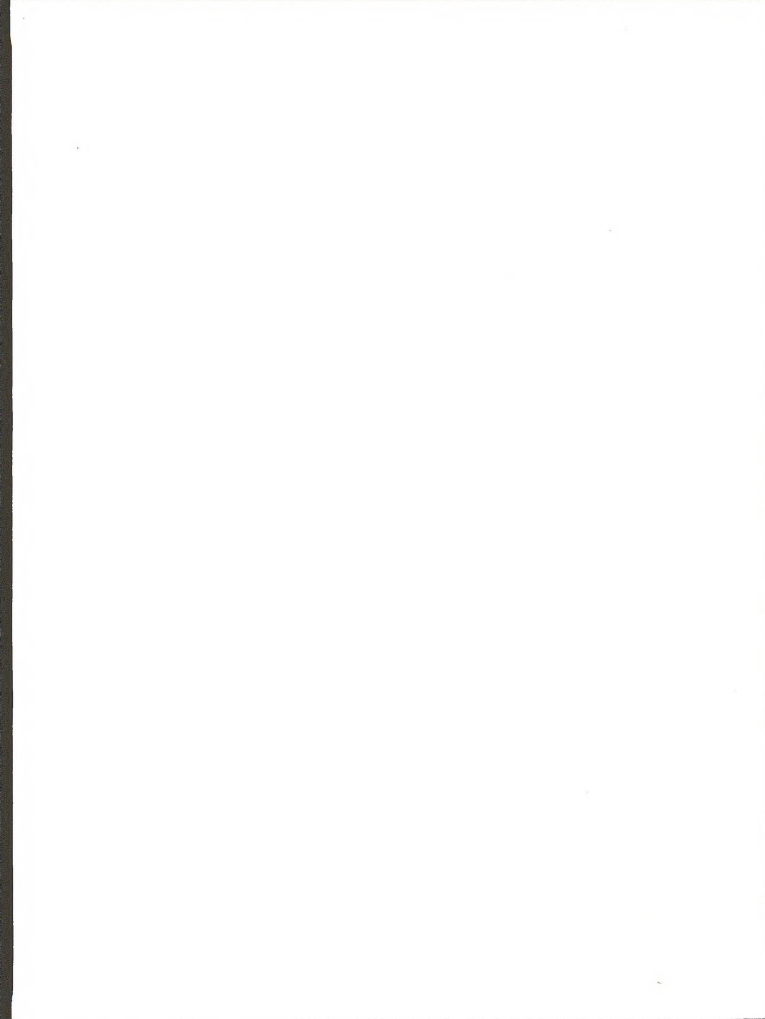
Copies of this draft environmental statement will be available for public inspection at the BLM offices listed below:

Washington Office,
Public Affairs
18th and C Streets
Washington, D.C. 20240
Telephone: (202) 343-4151

Idaho State Office,
Public Affairs, Room 332
550 W. Fort Street
Box 042, Federal Building
Boise, Idaho 83724
Telephone: (208) 384-1770

Boise District Office,
230 Collins Road
Boise, Idaho 83702
Telephone: (208) 384-1582

A public hearing will be held in Boise, Idaho. Details of the hearing will be published in the Federal Register and local newspapers.



APPENDIX A

**METHODOLOGY USED IN
ESTIMATING LEASE RENTAL**



On August 18, and 19, 1977, a brief market search was conducted. Following is a brief summary of the information obtained.

State of Idaho (Scribner)

Payette Lake area

Homesite lots lease at 5% to 8% of fee value
Frontage on lake @ \$459/year (80' x 200')
Fee value calculates to \$5,737-\$9,180
Back lots @ \$274/year (100' x 150')
Fee calculates to \$3,425-\$5,480

Owyhee County (Bachman)

Murphy Hot Springs

Estimate 206 lots, 143 sold, 10 year market
River frontage lots average 30-60' wide, 60-80' deep
Selling price averages \$3,000-\$4,000 per lot
Back lots average 40-50' wide, 100-200' deep
Selling price averages \$2,000-\$3,000 per lot

Elmore County

Featherville Area

North of town

River frontage, 75-100' wide x 150-350' deep
63 lots sold at \$5,000-\$7,000 each

Trinity #1 Subdivision

River frontage, 100' wide x 150' deep
Back lots, 100-150' wide x 100-200' deep
36 lots sold \$4,000-\$7,000 each
1 back lot 1977 sale @ \$5,000

Featherville Acres (new subdivision)

65 back lots, prices unknown

Camas County (Ballard, Gill)

Camas Creek Subdivision

22 lots, \pm 5 acres each
\$3,000-\$3,500 per lot, no sales

Soldier Mtn. Ski Area

15 lots, 2 to 5 acres @ \pm \$2,000/acre
One 1976 sale, 2 acres @ \$7,000

Blaine County (Nicholson)

Magic Reservoir Area

West Side

Back lots, 50 x 80', \$1,500/lot

Near reservoir, slightly larger, \$2,500/lot

East Side

Back lot leases

One 30 x 50' \$300/year offered for sale @ \$2,000 (15%)

One 25 x 50' \$150/year no utilities

Stanley Basin Area

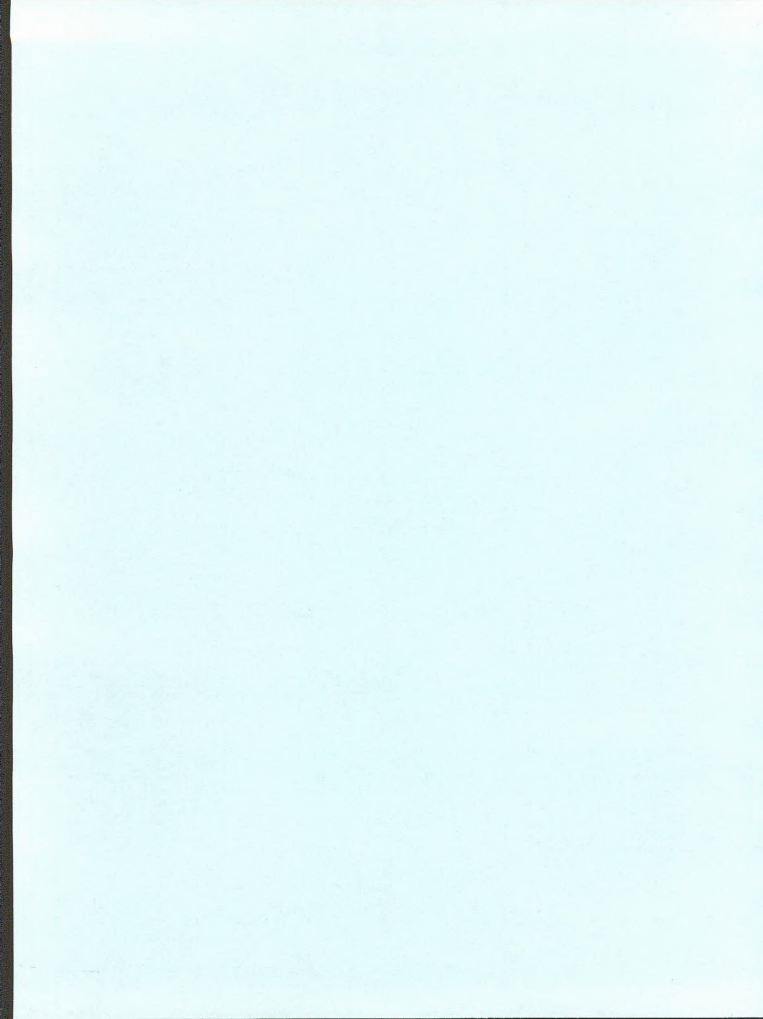
Before inflation, 80 x 150' lot @ \$2,500/lot

After inflation, same lots \$10,000-\$12,000

The lease value of the land (lots) underlying the buildings will vary depending upon size and location, the largest lots in the "downtown" area being of the higher value. A range of values has been estimated based upon a percentage of face values. This range is estimated from a low of \$10 per month (\$120 annually) to a high of \$40 per month (\$480 annually). A typical residential lot would probably fall within a \$15 to \$20 per month lease value.

APPENDIX B

**SILVER CITY AREA
ZONING ORDINANCE**



AN ORDINANCE RELATING TO THE PRESERVATION OF HISTORIC PROPERTIES IN SILVER CITY, Owyhee County, State of Idaho; DEFINING CERTAIN TERMS, PROVIDING FOR SPECIAL USE DISTRICTS; PROVIDING FOR THE PRESERVATION AND NON-DESTRUCTION OF HISTORIC PROPERTIES; PROVIDING FOR ENFORCEMENT; PROVIDING FOR APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS; PROVIDING FOR CONTINUANCE OF EXISTING USES; PROVIDING FOR MAINTENANCE AND REPAIR OF STRUCTURES; PROVIDING FOR GUIDELINES; PROVIDING FOR APPEALS; PROVIDING FOR AMENDING PROCEDURES; PROVIDING FOR VARIANCES; PROVIDING FOR INTERPRETATION; FEES; SEVERABILITY AND EMERGENCY.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS, COUNTY OF Owyhee, STATE OF IDAHO:

Section 1: Purpose: For the purpose of promoting the historic, educational, cultural, economic and general welfare of the people through the preservation, restoration and protection of buildings, structures and appurtenances, sites, places and elements of historic interest within the area of the City of Silver City, County of Owyhee, State of Idaho, an Historic Restoration and Preservation Zone and map describing the boundaries of said zone is hereby established and adopted by the Board of County Commissioners, County of Owyhee, State of Idaho.

Section 2: Title: This ordinance may be known and may be cited as the Silver City Area Zoning Ordinance, and shall become effective 14 August, 1975.

Section 3: Designated Areas: State of Idaho, County of Owyhee:

A. Silver City Townsite: All in Section 6, T5S R3 W8E:

SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$

S $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$

W $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$

SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$

SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$

W $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$

NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$

NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$

W $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$

NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$

N $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$

This parcel of land shall be withdrawn for the Silver City Townsite subject to an official survey. The permanent boundary of the Townsite shall be only the land required to include the buildings and homes of Silver City. All the land of this parcel that is outside the established boundary will be excluded from the Silver City Townsite.

That part of the patented Tip Top Millsite Survey 1303B contained within this parcel shall be excluded from the Silver City Townsite. The parts of other patented ground shall also be excluded from the Townsite. Map attached marked Exhibit "A".

- B. From Silver City one-half mile out.
 - 1. Legal description needed.
- C. One-half to one mile out.
 - 1. Legal description needed.

Section 4: Definitions: For purpose of this ordinance, certain terms and words are hereby defined; words used in the present tense shall include the future; words used in the singular number shall include the plural number, and the plural the singular; the word "building" shall include the word "structure"; and the word "lot" shall include the word "plot"; and the word "shall" is mandatory and not directory.

Acreage: Any tract or parcel of land which has not been subdivided and platted.

Building: Any structure having a roof supported by columns or walls, and designed or intended for shelter, support, enclosure or protection of persons, animals or chattels.

General uses: The following uses of land or structures, or both, are permitted within the zoning area, in addition to those provisions of Section Twelve (12).

A. Parking area, public;

B. Picnic area, public;

C. Public utility facilities, i.e. water tanks, pipes, utility poles, and similar facilities.

D. Public safety facilities, i.e. fire protection and medical assistance.

E. Private storage facilities of reasonable size to store substances which constitute an obvious safety hazard, i.e. flammable liquids and blasting materials.

Special uses: Those uses which are not general uses as provided for in Section Twelve (12).

Dwelling: A building or portion thereof, designed exclusively for residential occupancy, but not including hotels or boarding and lodging houses.

Lot: A parcel of land occupied or suitable for occupancy by one main building or use, with accessory buildings.

Original appearance: The external appearance of the building on August 14, 1975.

Parking area, private: An open area for the parking of privately owned motor driven vehicles and not for public use.

Parking area, public: An open area, other than street, used for the temporary parking of more than four vehicles and available for public use whether free, for compensation, or as an accommodation for clients and customers.

Signs, outdoor advertising: Any card, cloth, paper, painted, plastic, glass, wooden, plaster, stone or other sign of any kind or character whatsoever, placed for outdoor advertising

purposes on the ground or any tree, wall, bush, rock, post, fence, building, structure or thing whatsoever. The term "placed" as used in the definition of "outdoor advertising sign" and "outdoor advertising structure" shall include erecting, constructing, posting, painting, printing, tacking, nailing, glueing, sticking, carving or other fastening, affixing or making visible in any manner whatsoever

Structural alterations: Any change which would prolong the life of the supporting members of a building or structure, such as bearing walls, columns, beams or girders.

Structure: Anything constructed or erected, which requires location on the ground or attached to something having location on the ground.

Trailer, automobile: A vehicle without motive power, designed to be drawn by a motor vehicle and to be used for human habitation or for carrying persons or property, including a trailer coach or trailer house.

Use: The purpose for which land or a building therein is designed, arranged, or intended, or for which it is occupied or maintained, let or leased.

Yard: An open space on the same lot with a main building, unoccupied and unobstructed from the ground upward, except as otherwise provided in this ordinance.

Section 5: Use districts: The zone shall be utilized for such uses as are necessary to accommodate:

- RB..... residential and business uses
- CU..... community use uses
- M..... mining uses

Section 6: Regulation: Approval required, Areas affected:

A. No trees shall be removed and no building or structure to be used for a residence, business or storage building, including

the walls thereof, appurtenant fences, steps, porches, and pavin ;, shall be erected, reconstructed, altered, restored, painted, moved in or out or demolished within the Historic Preservation Zone, and no sign, light, fences, walls or other appurtenant fixtures hereafter called appurtenant fixtures, shall be erected or displayed within the zone on any lot or that is visible from the exterior of any building or structure, located within said zone, unless an application for a certificate of appropriateness shall have been approved by the Planning and Zoning Commission. The above mentioned certificate shall be required only on those acts which are of a major or significant change historically.

All plans, elevations, colors, materials, textures, landscaping and such other information deemed necessary by the commission to determine the appropriateness of the exterior features, buildings, or structures, placed on property within said zone, shall be made available to it by the applicant.

B. Future road and stream development policy: Roadway development shall conform to the historic heritage of the community area.

C. Sidewalks:

D. Road and street signing and lighting: Street signs and lettering shall be rustic in nature and of materials either of weathered wood or of materials that simulate weathered wood appearance. Sign lettering should be similar to the period and may be painted or routed in wood. Street lighting fixtures should be traditional. Materials of lettering, accessory outdoor advertising signs, shall be visibly compatible with the historical period.

E. Conservation of Existing Trees and Shrubs and Other Landscaping: Retention of the trees and shrubs presently on the site is encouraged. Trees and shrubs selected for addition to the historic zone should be either natives or indigenous to the area

and/or trees and shrubs typical of those introduced especially during the period of the late 19th Century.

F. Weed and Rubbish Abatement: County codes as to fire shall be complied with in all respects and especially pertain to requirements of removal of dry grass, weeds, dead brush, etc.

G. Safety: If the Planning and Zoning Commission certifies that a building is unsafe because of its present condition, it may be demolished, restored or removed.

H. Mobile Homes or Temporary Structures: No residential occupancy shall be permitted in mobile homes, garages or temporary structures as this would be incompatible with the historic and archaeological character of this zone.

I. The Planning and Zoning Commission shall review all plans submitted to it and shall approve those which are in conformity with the historic Silver City area atmosphere as prevailed on August 14, 1975, and are wood grained or red brick construction and said exteriors are facing the streets included within the said zone, and which may be painted or unpainted, and in general, exterior appearances do not have any adornments, lettering, signs, or other devices that would be utterly inconsistent with Old Silver City atmosphere, which this ordinance attempts to perpetuate; and furthermore there shall be no illuminated lighting of signs.

J. Maintenance and repair: Nothing in this regulation shall be construed to prevent the ordinary maintenance or repair of any exterior feature of a building or property that does not involve a change in design, building material, or outer appearance thereof which is not inconsistent with the historic atmosphere of Silver City, nor to prevent the construction, reconstruction, alteration, demolition or removal of any such feature when such is required for the public safety because of unsafe or dangerous conditions, or for structural preservation.

K. Continuance of existing uses: Nothing in this ordinance shall prevent the continuance of present occupancy or lawful use of any existing building, except as may be necessary for safety of life and property.

L. "RB residential-business use": The following regulations shall apply:

1. Use regulations: permitted uses are subject to review of County Planning Commission.

a. Buildings in existence at the time of the enactment of the ordinance, except those under destruction orders from the Federal Government.

b. Special uses: Subject to the provisions of Section Twelve (12).

c. Truck gardening and other horticultural uses, where no building is involved, and not operated for profit.

d. Temporary buildings and uses for construction purposes for a period not to exceed one year.

e. Automobile parking space.

f. Road access which existed prior to issuance of townsite patent.

g. Uses customarily incident to any of the above listed uses.

2. Exterior changes to buildings: The exterior of a building shall not be added to, remodeled or otherwise altered in such a way as to cause the outside appearance to differ from the original appearance of the same building as it is on August 14, 1975, except as provided for in Section 6, sub-section J.

3. Construction of new buildings: Construction or reconstruction of buildings which did not exist on August 14, 1975, shall be prohibited, except as prescribed in Section Twelve (12), covering special uses.

4. Demolition of buildings: Demolition or removal of buildings, except in instances where such action is deemed necessary for the public safety, shall be prohibited.

M. "CU" community use use: The following regulations shall apply:

1. Use regulations: permitted uses are:
 - a. Special uses: Subject to the provisions of Section Twelve (12).
 - b. Temporary buildings and uses for construction purposes for a period not to exceed one (1) year.
 - c. Public parking areas.
 - d. Public picnic areas.
 - e. Public utility facilities.
 - f. Public safety facilities.
 - g. Public health facilities.
 - h. Recreation areas.
2. Other regulations: The same restrictions, not including uses, shall pertain to "CU" uses as pertain to "RB" uses.

N. "M" mining use: The following regulations shall apply:

1. Use regulations: Permitted uses are:
 - a. Activities allowed under the Mining Act of 1872, or as amended.
2. Building construction: Buildings allowable under the Mining Act of 1872 shall conform to the historic heritage of the community.

O. Application for a certificate of appropriateness shall be filed by the applicant with the County Clerk, and upon the filing of such applications, the County Clerk shall set the same at the next regular meeting of the Commission, which shall be more than four (4)

days after the filing of the application and shall give public notice of the pendency of said application, and of the hearing date thereon by posting a notice in two conspicuous places in Silver City, and in a conspicuous place at various locations around the County, not less than two (2) days prior to said meeting, stating the name of the applicant, the subject of the application, and the date upon which the same will be heard by the Commission: At the hearing upon such application, the Commission shall hear all oral testimony and evidence in support and against such application that may be offered and thereupon determine either that the subject of the application is or is not appropriate, within the meaning of this ordinance, provided, however, that with the consent of the applicant, the Commission may defer final determination of the application until its next regular meeting. The Commission shall enter in its minutes the reasons for its determination upon any application for a certificate of appropriateness and such records shall be open to the public's inspection at all reasonable times.

GUIDELINES: FINDINGS: Before imposing any requirements or disapproving any proposed project hereunder, the Planning and Zoning Commission must first ascertain and find that the existing structure or facility or the proposed structure or facility, or the proposed alteration or restoration of such facility, is of such design, permanence, purpose or historical value that it needs protection under the guidelines heretofore mentioned. Unless the Commission so finds, or further finds, that the design or exterior appearance of the proposed structural change is so different as to detrimentally affect the public interests above outlined, it shall forthwith approve the proposal. If the Commission finds, however, that the proposed construction or change is so different than the existing structure or facility that it will adversely affect the

public interests above described, it shall either disapprove the application or approve it with such minimal conditions as it finds may remove the objection. If it finds that it must disapprove or impose conditions, the Commission must make findings which are sufficient to support the disapproval or the conditions imposed, and which recite the facts on which the order was based.

Section 7: Appeals: Appeals from the Planning and Zoning Commission decision must be made in writing to the County Clerk's Office by the party involved, detailing his grounds for appeal to the County Commissioners of Owyhee County. Upon receiving Notice of Appeal, from the said person, the Chairman of the Board of County Commissioners shall set a date for hearing, giving notice to all interested parties at least one (1) week in advance of said hearing. At the hearing, the Board of County Commissioners shall consider testimony, including that of the applicant, and the Planning and Zoning Commission, directed solely to the point of whether or not the intended structure, alteration, repair, renovation, remodeling or appurtenant fixtures, etc., would or would not violate this ordinance. The Board of County Commissioners shall either affirm the original decision of the Planning and Zoning Commission, or disaffirm it by a majority vote and so render a written opinion in either case. In the event the Board of County Commissioners disaffirms the original decision of the Planning and Zoning Commission, the applicant will then be permitted to proceed with his intended plans.

Section 8. Amending Procedures:

A. The Planning and Zoning Commission, prior to recommending amendment or repeal of the ordinance to the Board of County Commissioners, Owyhee County, Idaho, shall conduct at least one (1) public hearing in which interested persons shall have an opportunity

to be heard. At least fifteen (15) days prior to the hearing, notice of the time and place and a summary of the plan to be discussed shall be published in the official newspaper or paper of general circulation within the jurisdiction. The commission may also make available notice to other papers, radio and television stations serving the jurisdiction for use as a public service announcement. Following the commission hearing, if the commission makes a material change in the ordinance, further notice and hearing shall be provided before the commission forwards the ordinance with its recommendation to the Board of County Commissioners, Owyhee County, Idaho. A record of the hearings, findings made, and actions taken shall be maintained.

B. The Board of County Commissioners, Owyhee County, Idaho, prior to amendment or repeal of the ordinance, shall conduct at least one (1) public hearing using the same notice and hearing procedures as the commission. The Board of County Commissioners, Owyhee County, Idaho, shall not hold a public hearing, give notice of a proposed hearing, nor take action upon the ordinance, amendments, or repeal until recommendations have been received from the commission. Following the hearing of the Board of County Commissioners, Owyhee County, Idaho, if the Board of County Commissioners, Owyhee County, Idaho, makes a material change in the ordinance, further notice and hearing shall be provided before the Board of County Commissioners, Owyhee County, Idaho, adopts the ordinance.

C. Any person may petition the commission or, in absence of a commission, the Board of County Commissioners, Owyhee County, Idaho, for an ordinance amendment at any time. The Commission may recommend amendments to the ordinance to the Board of County Commissioners, Owyhee County, Idaho, not more frequently than every six (6) months to correct errors in the original ordinance or to recognize substantial changes in the actual conditions in the area.

Section 9. Other Responsibilities and Duties of the Commission:

A. All members shall serve without compensation.

B. Any member who has a financial interest in any matter being considered by the Commission shall disqualify himself from voting on such matter.

C. The Commission may adopt rules and regulations not inconsistent with the intent and purpose of this ordinance, or with any of its sections, and may accept appropriations and use technical advisors and/or consultants, however, the Commission may not incur the indebtedness of the County of Owyhee, without prior consent of the Board of County Commissioners of said County.

D. The Commission may from time to time prepare informational materials for the purpose of assisting people and property owners in conforming to the intent and purpose of this ordinance.

E. In the event the Planning and Zoning Commission rejects a certificate of appropriateness, it must provide reasons and recommendations as to needed alterations which the applicant may consider.

Section 10. Variances: The Planning and Zoning Commission shall herein decide all applications for variance from the standards promulgated in this ordinance. The Board of County Commissioners of Owyhee County, Idaho, shall provide as part of the zoning ordinance for the processing of applications for variance permits. A variance is a modification of the requirements of the ordinance as to lot size, lot coverage, width, depth, front yard, side yard, rear yard, setbacks, parking space, height of buildings, historical character, or other ordinance provision affecting the size or shape of a structure or the placement of the structure upon lots, or the size of lots. A variance shall not be considered a right or special privilege, but may be granted to an applicant only upon a showing of undue hardship

because of characteristics of the site and that the variance is not in conflict with the public interest. Prior to granting a variance, notice and an opportunity to be heard shall be provided to property owners adjoining the parcel under consideration.

Section 11. Violation and Enforcement:

A. Any violation of this ordinance shall be a misdemeanor.

B. Any violation constituting a misdemeanor shall be a continuing misdemeanor and each day it is in existence shall constitute a separate offense under this ordinance. The maximum fine for violation of this ordinance shall be ONE HUNDRED AND NO/100 (\$100.00) DOLLARS a day.

C. The County of Owyhee shall have the authority to prevent the violation of this ordinance through the injunction procedure as said procedure is set out in the Idaho Code, and said right to an injunction shall not be construed in any way to prejudice any action which the County of Owyhee may have against the same person for violation of this ordinance as a misdemeanor.

Section 12. Special uses: Applications for special uses, as defined in this ordinance, shall be considered at a public hearing before the County Planning Commission, pursuant to requirements of this ordinance. Said Planning Commission shall make its findings of fact and recommendation within thirty (30) days after the public hearing. The Planning and Zoning Commission shall herein decide all applications for special uses from the standards promulgated in this ordinance; as part of a zoning ordinance each Board of County Commissioners, Owyhee County, Idaho, may provide by ordinance, adopted, amended or repealed in accordance with the notice and hearing procedures provided under Section 67-6509, Idaho Code, for the processing of applications for special or conditional use permits. A special use permit may be granted to an applicant if the proposed

use is otherwise prohibited by the terms of the ordinance, but may be allowed with conditions under specific provisions of the ordinance and when it is not in conflict with the ordinance.

Prior to granting a special use permit, at least one (1) public hearing in which interested persons shall have an opportunity to be heard shall be held. At least fifteen (15) days prior to the hearing, notice of the time and place, and a summary of the proposal shall be published in the official newspaper or paper of general circulation within the jurisdiction. Notice may also be made available to other newspapers, radio and television stations serving the jurisdiction for use as a public service announcement. Notice shall also be provided to property owners and residents within the land being considered, three hundred (300) feet of the external boundaries of the land being considered, and any additional area that may be substantially impacted by the proposed special use as determined by the commission. When notice is required to two hundred (200) or more property owners or residents, alternate forms of procedures which would provide adequate notice may be provided by local ordinance in lieu of mailed notice.

Upon the granting of a special use permit, conditions may be attached to a special use permit including, but not limited to, those:

- A. Minimizing adverse impact on other development;
- B. Controlling the sequence and timing of development;
- C. Controlling the duration of development;
- D. Assuring that development is maintained properly;
- E. Designating the exact location and nature of development;
- F. Requiring the provision for on-site or off-site facilities or services;

Prior to granting a special use permit, studies may be required of the social, economic, fiscal, and environmental effects of the proposed special use. A special use permit shall not be considered as establishing a binding precedent to grant other special use permits. A special use permit is not transferrable from one parcel of land to another.

The Commission may recommend such restrictions as may be reasonable under the circumstances, provided that such restrictions shall not be more restrictive than the requirements established for the district in which such structure is proposed to be located.

Section 13. Interpretations: Purpose and conflict: In interpreting and applying the provisions of this ordinance, they shall be held to be the minimum requirements for the promotion of public safety, health, convenience, comfort, prosperity and general welfare. It is not intended by this ordinance to interfere with, abrogate, annul or repeal any ordinance, rules, regulations, previously adopted and not in conflict with any of the provisions of this Ordinance or which shall be adopted, pursuant to the law relating to the use of buildings or premises, nor is it intended by this Ordinance to interfere with or abrogate or annul any easements, covenants, or other agreements between parties, except where this ordinance imposes a greater restriction upon the use of buildings or requires larger open spaces than are imposed or required by such other ordinances or such easements, covenants or other agreements, the provisions of this ordinance shall control.

Section 14. Fees: Fees pertaining to petitions for zoning amendments, certificates of appropriateness, variations and for appeals, shall be established by action of the County Commissioners from time to time. Such fees shall be paid to the County Clerk, who will give a receipt therefore.

Section 15. Severability: If any of the sections of this ordinance are declared invalid, the remaining sections will remain in effect.

Section 16. Emergency: An emergency existing therefore, which emergency is hereby declared to exist, this ordinance shall take effect and be in force from and after its passage and approval.

ADOPTED AND APPROVED by the Board of County Commissioners of Owyhee County, State of Idaho, this 14th day of August, 1975.

APPROVED:

Chairman

Commissioner

Commissioner

ATTEST:

Owyhee County Clerk

APPENDIX C

SILVER CITY BUILDINGS



APPENDIX C
SILVER CITY BUILDINGS

Block No.	Lot No.	Date Constructed	Purpose of Construction	Use				Current Taxpayer	Historical Significance
				1903	1931	1951	1977		
1	11	ca 1873	Boarding House	Boarding House	Dwelling	Dwelling	Dwelling	Donald Reich	Primary
	12	ca 1873	Boarding House	Boarding House	Dwelling	Dwelling	Dwelling	Grete Estate	Primary
	16	ca 1870	Tele Office & Lodgings	Tele Office & Lodgings	IOOF Lodge & K. of Pythias	IOOF Lodge & K. of Pythias	IOOF Lodge	IOOF Lodge	Primary
	24	1873	Drug Store & Post Office	Drug Store & Post Office	Vacant	Vacant	Dwelling	Walt Adams	Primary
	25	1896	Dentist's Office	Candy & Notions Store	Vacant	Vacant	Dwelling	Phil Cramer	Primary
	25½	ca 1872	Dwelling	Dwelling	Vacant	Vacant	Rebuilt Contemp. Dwelling	Robert O'Malley	Secondary
	50½	ca 1895	Dwelling	Dwelling	Dwelling	Dwelling	Dwelling	Mary Hanson	Secondary
	51	ca 1896	Dwelling	Dwelling	Dwelling	Dwelling	Dwelling	Richard Albertine	Secondary
	53	ca 1878	Dwelling	Dwelling	Dwelling	Dwelling	Dwelling	Paul Sligar	Secondary
	54	ca 1893	Dwelling	Dwelling	Dwelling	Dwelling	Dwelling	Harold Statham	Secondary
	58	ca 1890	Dwelling	Dwelling	Dwelling	Dwelling	Dwelling	Wilma Statham	Secondary
	62	1868	Dwelling	Dwelling	Dwelling	Dwelling	Dwelling	Daryl Taque	Secondary
	62½	ca 1967	Dwelling				Dwelling	Robert Leonard	Secondary
	65	ca 1892	Dwelling	Dwelling	Dwelling	Dwelling	Dwelling	Dick Jayo	Secondary
71	Unknown	Dwelling	Dwelling	Dwelling	Dwelling	Dwelling	Ned Williams	Secondary	
2	5	ca 1876	Blacksmith Shop	Machinery Storage	Machinery Storage	Vacant	Storage	Phil Cramer	Secondary
	11	1874	Laundry & Hotel	Laundry & Hotel	Laundry & Hotel	Dwelling	Dwelling	Alma Cram	Primary
	13	1873	County Offices	County Offices	County Offices	Dwelling	Dwelling	Paul Nettleton	Primary

APPENDIX C (continued)

Block No.	Lot No.	Date Constructed	Purpose of Construction	Use				Current Taxpayer	Historical Significance
				1903	1931	1951	1977		
2	31	1896	Lippincott Bldg Dr's Office	Dr's Office & Dwelling	Dr's Office & Dwelling	Vacant Dwelling	Dwelling	S. A. Swayne	Primary
	31½	1896	Pharmacy	Pharmacy	Pharmacy				
3	14	ca 1867	Dwelling	Dwelling	Rebuilt Dwelling	Dwelling	Shed	Joseph A. Bennett	Secondary
	84	1865	Barber Shop & Bath House	Barber Shop	Dwelling	Vacant	Dwelling	Fred Foster	Primary
	85	ca 1865	Hawes Bazaar	General Store	General Store	Vacant	Dwelling	Fred Foster	Primary
	86 & 87	ca 1865	Butcher Shop	Butcher Shop	Meat Market	Vacant	Dwelling	Clarence Orton, Sr.	Primary
	91	ca 1872	Furniture Store	Furniture Store	Merchants Garage	Vacant	Storage	Leonard Family Estate	Secondary
	101½	ca 1872	Restaurant	Dwelling	Post Office	Dwelling	Dwelling	Karl Laible	Secondary
4	67	ca 1869	Saloon	Storage	Vacant	Dwelling	Dwelling	Walt Adams	Primary
	68	ca 1869	Assay Office	Brothel	Vacant				
	68½	ca 1870	Dwelling	Dwelling	Dwelling	Dwelling	Dwelling	Emaline Nettleton	Secondary
	74½	1869	Masonic Lodge & Planing Mill	Masonic Hall	Masonic Hall	Masonic Hall	Masonic Hall	Masonic Hall	Primary
	75	1867	Hardware Store	Hardware Store	Printing Off. & Dwelling	Printing Off. & Dwelling	Dwelling	Keith Chadwick	Primary
	76	1867	General Store	Dwelling	Storage	Vacant			
	78-80	1866	Idaho Hotel	Hotel	Hotel	Hotel	Dwelling & Business	Ed Jagels	Primary
	81	1889-1892	Hotel Rooms	Hotel Rooms	Lodgings	Vacant	Dwelling	Elwyn Larson	Primary
84	1875	Dwelling	Dwelling	Dwelling	Dwelling	Dwelling	Martin Peterson	Primary	
5	2	ca 1872	Dwelling	Dwelling	Dwelling	Dwelling	Dwelling	John Burke	Secondary
	3	ca 1867	Dwelling	Dwelling	Dwelling	Dwelling	Dwelling	Roy Hoagland	Secondary
	4	ca 1892	School	School	School	Vacant	Museum	Melba School District	Primary
	4½	1873	School Out Building	School Out Building	School Out Building	Vacant	Out Building	Melba School District	Secondary

APPENDIX C (continued)

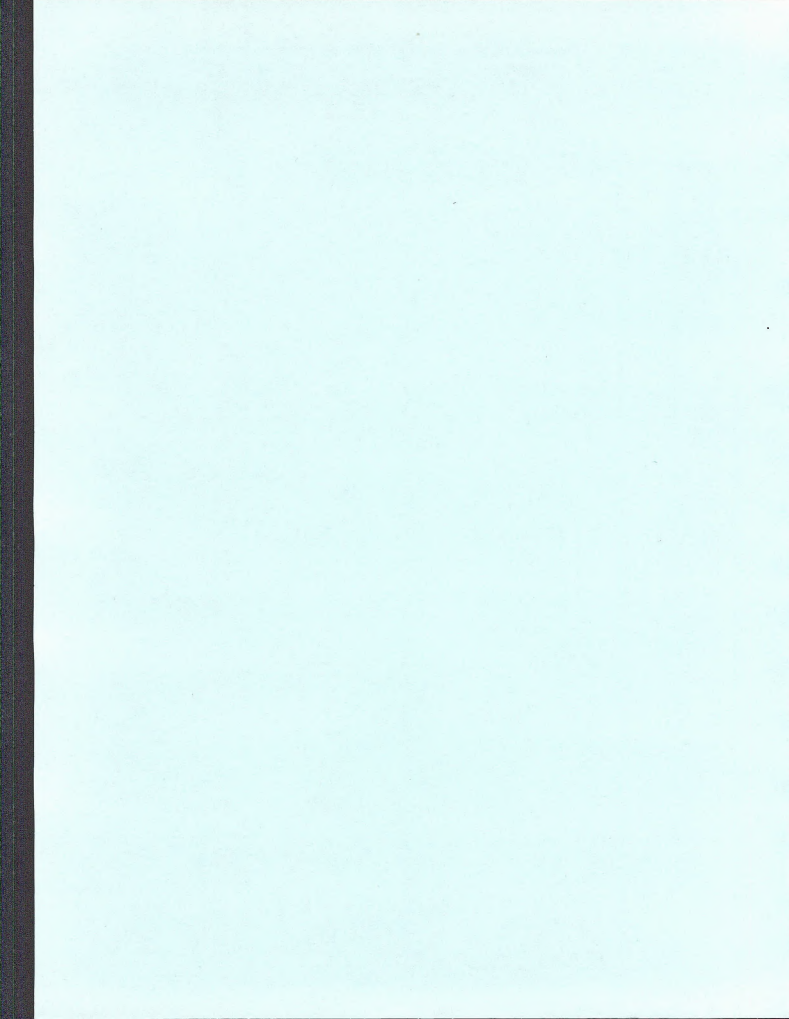
Block No.	Lot No.	Date Constructed	Purpose of Construction	Use				Current Taxpayer	Historical Significance
				1903	1931	1951	1977		
	5	1866	Dwelling	Dwelling	Dwelling	Dwelling	Dwelling	Loren Frederickson	Secondary
	5½	ca 1868	Shed	Shed	Vacant	Vacant	Dwelling	Loren Frederickson	Secondary
	6	ca 1898	Dwelling	Dwelling	Dwelling	Dwelling	Dwelling	Norris Stimpson	Secondary
	6½	ca 1900	Dwelling	Dwelling	Dwelling	Dwelling	Dwelling	Phil Cramer	Secondary
	8½	ca 1872	Dwelling	Dwelling	Dwelling	Dwelling	Dwelling	S. A. Swayne	Secondary
	9	1870	Dwelling	Dwelling	Dwelling	Dwelling	Dwelling	John Rogge	Primary
	10	1873	Dwelling	Dwelling	Dwelling	Dwelling	Dwelling	Sandra Coverly	Secondary
	12	ca 1874	Dwelling	Dwelling	Dwelling	Dwelling	Dwelling	Clyde Snell	Secondary
6	20½	ca 1897	Dwelling	Dwelling	Dwelling	Dwelling	Dwelling	H. Nettleton	Secondary
7	28½	ca 1890	Storage	Storage	Vacant	Vacant	Rebuilt Dwelling	Terrance Hasselbring	Secondary
	31	1867	Ice House	Ice House	Vacant	Vacant	Dwelling	Clarence Orton, Jr.	Primary
	32	ca 1870	Office	Office	Dwelling	Vacant			Secondary
	40	ca 1872	Store	Store	Dwelling	Dwelling	Dwelling	Donald Hasselbring	Secondary
	42	ca 1873	Moe's Jewelry Store	Jewelry Store	Dwelling	Dwelling	Dwelling	Donald Reich	Secondary
	43	ca 1878	Undertaker Hotel Rooms	Undertaker Hotel Rooms	Vacant	Vacant	Dwelling	Cecil Wood	Secondary
	46	ca 1870	Dwelling	Dwelling	Dwelling	Dwelling	Dwelling	David Clark	Secondary
	55	ca 1882	Dwelling	Dwelling	Dwelling	Dwelling	Dwelling	Keith Chadwick	Secondary
869	None								
10	14	ca 1870	Dwelling	Dwelling	Dwelling	Dwelling	Dwelling	Kenneth Downing	Secondary
	17	ca 1893	Dwelling	Dwelling	Dwelling	Dwelling	Dwelling	John Yoder	Secondary

APPENDIX C (continued)

Block No.	Lot No.	Date Constructed	Purpose of Construction	Use				Current Taxpayer	Historical Significance
				1903	1931	1951	1977		
	20	ca 1892	Dwelling	Dwelling	Dwelling	Dwelling	Dwelling	Richard Birmingham	Secondary
	22½	ca 1889	Storage Building	Storage Building	Storage Building	Storage Building	Storage Building	William Hauck	Secondary
	24	ca 1868	Dwelling	Dwelling	Dwelling	Dwelling	Dwelling	J. Nettleton	Secondary
	25 & 26	ca 1868	Dwelling	Dwelling	Dwelling	Dwelling	Dwelling	Alice L. Van Atta	Secondary
	35	ca 1865	Dwelling	Dwelling	Dwelling	Dwelling	Dwelling	Mary Koopman	Secondary
11	51	ca 1870	Dwelling	Beyond Limits of Sanborn Map			Dwelling	Roger Hinton	Secondary
	52	ca 1870	Dwelling	Beyond Limits of Sanborn Map			Dwelling	Harold Curt	Secondary
	53	ca 1868	Dwelling	Beyond Limits of Sanborn Map			Dwelling	Crete Estate	Secondary
	54	ca 1890	Dwelling	Beyond Limits of Sanborn Map			Dwelling	Gertrude Peer	Secondary
	55	1864-65	Miners Union Hospital	Beyond Limits of Sanborn Map			Dwelling	Douglas Hyslop	Primary
	57	ca 1872	Dwelling	Beyond Limits of Sanborn Map			Dwelling	Eleanor Beaman	Secondary
	58	ca 1890	Dwelling	Beyond Limits of Sanborn Map			Dwelling	Shirley Brown	Secondary
	59	1896-98	Church	Episcopal Church	Episcopal Church	Catholic Church	Catholic Church	St. Marks R.C. Church	Primary
	60	ca 1899	Dwelling	Beyond Limits of Sanborn Map			Dwelling	Joan Grogan	Secondary
	61	ca 1874	Dwelling	Beyond Limits of Sanborn Map			Dwelling	Nick Thli	Secondary

APPENDIX D

**METHODOLOGY USED IN
ASSESSING THE
ARCHAEOLOGICAL RESOURCE**



The following is a summary of the procedures and methods used by Dr. Roderick Sprague in assessing the historic archaeological resource of the ES study area.

Archaeological Testing at Silver City, Idaho.

After an extensive search of library and archival sources to gain background information (see Sprague, 1977:1), field work was performed on site. A lot-by-lot ground evaluation was done by using a map prepared by William B. McCroskey. Each lot within the 11 blocks was given a careful surface survey for indications of archaeological potential. After a detailed ground search, each lot was assigned an evaluation code number based on the following system:

- 0 = Absolutely no archaeological potential for the lot.
- 1 = An extremely low potential for historical archaeological scientific value.
- 2 = An indication of scant surface evidence.
- 3 = An indication of a very high potential for both scientific data and public interpretation.
- 4 = A designation that there is so much surface evidence in situ that there is a potential for the loss of scientific data and interpretive specimens.
- 5 = Lots that could not adequately be inspected.

Table D-1 shows the results of the surface investigation and evaluation.

A total of 260 lots were assigned an evaluation code number. Of these, 90 (34.5 percent) were designated to be of primary significance (primary = given numbers of 3 or 4). Of the 90, 81 (31 percent) were rated the code number 3, and nine (3.5 percent) were rated the code number 4. There were 164 lots (63 percent) designated to be of secondary significance (secondary = given numbers of 0, 1, or 2). The remaining six lots (2.5 percent) were not able to receive adequate inspection and were given the code number 5.

It should be mentioned that a surface survey is, in the majority of cases, not a complete assessment of archaeological sites and/or their significances. Very often archaeological data is of a sub-surface nature and, therefore, not subject to visual inspection.

After the surface survey and evaluation, a non-random sample was devised for archaeological testing. This was done to determine the reliability of the surface evaluations. The sample was non-random due to the researcher's choice to skew the sample towards what he, and others, felt might be the direction of the lower evaluation potential. For example, areas said to be of essentially no archaeological potential due to extensive disturbance by bottle collectors and amateur archaeological spoilers were included in the sample to determine if, indeed, there was any scientific potential left to such areas.

TABLE D-1

TABLE OF SURFACE EVALUATIONS

Block No.	Evaluation No.	Total No. of Lots Assigned	Percent of Block Total	Percent of Total Assessment
1	0	0	0%	0%
	1	13	35	5
	2	10	27	4
	3	11	30	4
	4	13	35	4
	5	0	0	0
Totals		37	100%	16%
2	0	5	30	2
	1	0	0	0
	2	7	40	2
	3	5	30	2
	4	0	0	0
	5	0	0	0
Totals		17	100%	6%
3	0	5	15	2
	1	16	47	6
	2	5	15	2
	3	5	15	2
	4	1	3	1
	5	2	5	1
Totals		34	100%	13%
4	0	1	5	1
	1	5	26	2
	2	6	32	2
	3	7	37	2
	4	0	0	0
	5	0	0	0
Totals		19	100%	7%
5	0	0	0	0
	1	5	31	2
	2	7	44	2
	3	4	25	2
	4	0	0	0
	5	0	0	0
Totals		16	100%	6%
6	0	0	0	0
	1	6	38	2
	2	6	38	2
	3	4	25	2
	4	0	0	0
	5	0	0	0
Totals		16	101%	6%
7	0	0	0	0
	1	14	48	5
	2	9	31	5
	3	4	14	2
	4	1	3	1
	5	1	3	1
Totals		29	99%	11%
8	0	0	0	0
	1	3	11	1
	2	8	29	3
	3	17	60	7
	4	0	0	0
	5	0	0	0
Totals		28	100%	11%
9	0	2	8	1
	1	4	15	2
	2	5	19	2
	3	13	50	5
	4	2	8	1
	5	0	0	0
Totals		26	100%	10%
10	0	2	7	1
	1	6	20	2
	2	9	30	3
	3	9	30	3
	4	2	7	1
	5	2	7	1
Totals		30	101%	12%
11	0	1	13	1
	1	3	37	1
	2	1	13	1
	3	2	25	1
	4	0	0	0
	5	1	13	1
Totals		8	101%	4%
Total No. of Lots Assigned		260		

Note: 1. Percentages are rounded to nearest whole percent.
 2. The total no. of lots receiving an assessment (260) is not equal to the total no. of known historic structures (215). This is due to the somewhat differing field techniques of the researchers, McCroskey and Sprague.

A table of lot samples was used to help set up a sampling system which would provide balance (again, note that the sample was skewed towards areas thought to represent lower evaluation ratings). The results were as shown in Table D-2 below:

TABLE D-2

Block No.	Total of Assigned Lots in Block	Total of Blocks Tested	Percent Tested
1	37	4	11
2	17	3	18
3	34	3	9
4	19	3	16
5	16	2	13
6	16	3	19
7	29	3	10
8	28	3	11
9	26	3	12
10	30	3	10
*11	8	0	0
Grand Total	260	30	12

*Block 11 was eliminated because either there were standing buildings on the lots or there was no example of the proper category of evaluation.

Testing of evaluations by number is shown in Table D-3:

TABLE D-3

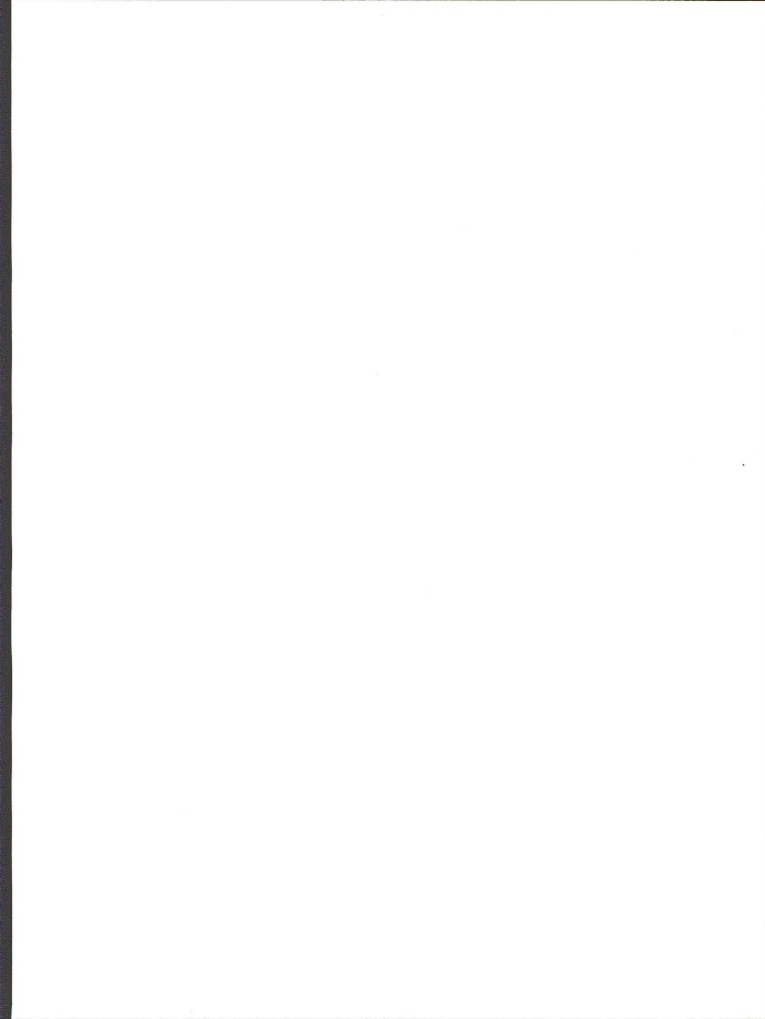
TABLE OF EVALUATION NUMBERS TESTED

Evaluation No.	Sum of Lots Tested	Percent of Totals
0	5	31% (16)
1	7	9% (75)
2	7	10% (73)
3	7	9% (81)
4	4	44% (9)
5	*	* (6)

Total Number of Lots Assigned = (260)

*Evaluation Number 5 was eliminated from testing as it represents lots not adequately inspected.

The test excavations were three-square-foot test pits excavated as deep as the cultural material extended. Test excavation resulted in at least six changes of the original evaluation code numbers. Of the 30 total archaeological tests, that represents a change in twenty percent of the evaluations. The sum of six changes was the result of having to raise four (66 percent) evaluation numbers and lowering two (33 percent).



GLOSSARY

Aesthetics - Dealing with the nature of the beautiful and with judgements concerning beauty.

Archaeological Potential - Areas where there is an expressed possibility of cultural remains of past human life and activities.

Artifact - Any object made, modified, or used by man.

Building - A structure created to shelter any form of human activity, i.e., house, barn, church, hotel, etc.

Cultural Resource - Those non-renewable, fragile, and finite remains of human activity, occupation, and endeavor as reflected in districts, sites, structures, artifacts, objects, ruins, works of art, and architecture or documentation.

Historic District - A district is a geographically definable area, urban or rural, possessing a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united by past events or aesthetically by plan or physical development.

Historic Archaeology - Investigation of historic sites through archaeological techniques is called historical archaeology; the study of the material culture of people living during the period of recorded history in order that the cultural history and behavior of these people can be more fully understood.

Mill Site Patent - A deed (patent) or conveyance from the United States to the owners (claimants) of a tract of non-mineral land of five acres or less, claimed under the 1872 Mining Law from the public domain and utilized at the time of application for milling of ore from a mine or mines or for other purposes closely related to the operation of a mine or mill. After issuance of patent (fee title) all restrictions of the mining laws regarding use are removed.

National Register of Historic Sites - A register of districts, sites, buildings, structures, and objects, significant in American history, architecture, archaeology, and culture, maintained by the Secretary of the Interior.

Paleontological Resource - Cultural values dealing with the life, ancient forms and condition of past geological conditions as known from fossil remains.

Patented Mining Claim - A tract of land claimed from the public domain for lode or placer mining purposes and by virtue of full compliance with the Mining Law of 1872 has been deeded in full fee title by the United States to the owners (claimants) of record at the time of application for mineral patent.

Prehistoric Archaeology - All physical evidence of past human life or activities that represent aspects of a time prior to the written history of an area.

Preservation - The process of sustaining the form and extent of a structure essentially as it now exists. Preservation aims

at halting further deterioration and providing structural stability but does not contemplate significant rebuilding.

Restoration - The process of accurately recovering the form and details of a property as it appeared at a particular period of time by removing later work and by replacing missing original work.

Reconstruction - The process of reproducing by new construction the exact form and detail of a vanished structure, or part thereof, as it appeared at a specific period of time. Reconstruction should be undertaken only when the property to be reconstructed is essential for understanding and interpreting the value of a historic district and sufficient documentation exists to insure an exact reproduction of the original.

Rehabilitation - The process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use. In rehabilitation, those portions of the property important in illustrating historic, architectural, and cultural values are preserved or restored.

Sensitive Animals - Animals classified by the BLM and Idaho Fish and Game Department are those:

-- not yet officially listed but which are undergoing a status review or are proposed for listing according to Federal Register notices published by the Secretary of the Interior or the Secretary of Commerce, or according to comparable State documents published by State officials;

-- whose populations are consistently small and widely dispersed, or whose ranges are restricted to a few localities, such that any appreciable reduction in numbers, habitat availability, or habitat condition might lead toward extinction; and

-- whose numbers are declining so rapidly that official listing may become necessary as a conservation measure. Declines may be the cause of one or more of several factors including: destruction, modification, or curtailment of the species' habitat or range; overutilization for commercial, sporting, scientific, or educational purposes; disease or predation; the inadequacy of existing regulatory mechanisms; and/or other natural or manmade factors adversely affecting the species' continued existence.

Site - A physical location where human activities or events transpired. The location of an event, activity, building, structure, or object.

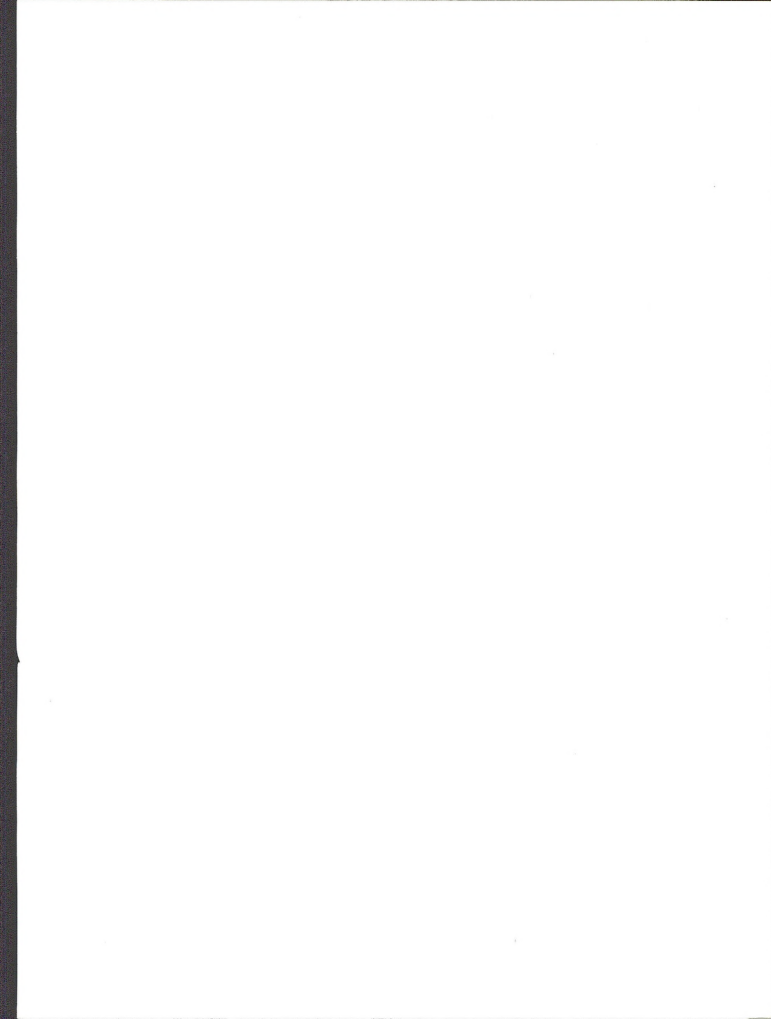
Stabilization - A protection technique usually applied to structures or ruins to keep them in their existing condition and to prevent further deterioration.

Structure - A work constructed by man.

Surface Estate - A property limited to use and occupancy of the surface and appropriation of surface resources such as timber, grass, and crops. Does not include the right to the subsurface mineral estate.

Visual Resource - The land, water, vegetation, animals, and other features that are visible on all public lands.

Withdrawal - The removal of public (Federal) lands or resources from the operation of one or more forms of appropriation for private use or development. Requests for withdrawal may be filed with the Bureau of Land Management by any agency of the U. S. having authorization or responsibility to utilize (or set aside) lands for programs which come under their jurisdiction (such as reclamation projects, power projects, bombing ranges, etc.). Withdrawals have formerly been made by a blanket executive order of the President under implied powers but since the passage of the Federal Land Policy and Management Act in 1976 must be done under that Act. In the case at hand the BLM filed the withdrawal application so as to protect the historical values of Silver City and adjacent area from possible damages from uncontrolled mining operations which could take place on newly located claims, were the area left open to the operation of the Mining Law of 1872. Rights stemming from mining claims located prior to the date the proposed withdrawal was filed in the Land Records Office would not be affected.

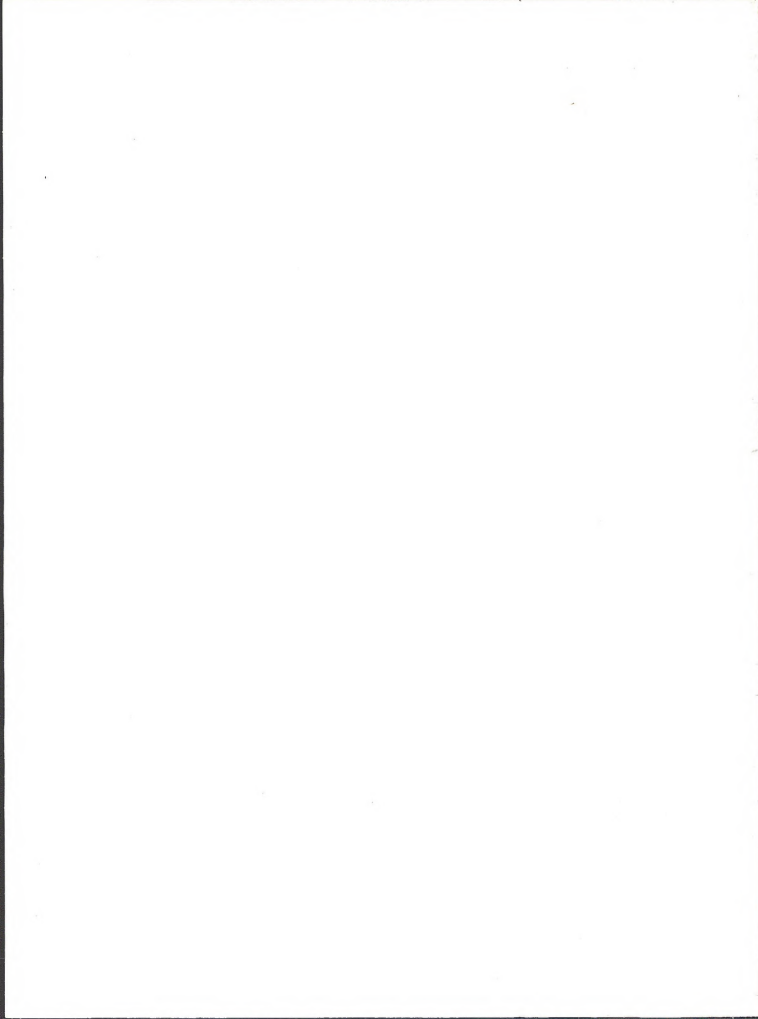


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